I G McEwan Superannuation Fund

Trial Balance

As at 30 June 2021

Credits	Debits	Units	Account Name	Code	ast Year
	4,325.73		Changes in Market Values of Investments	24700	
			Interest Received	25000	
332.98			Term Deposit - Bendigo	25000/MCEWASF_TE RMDEPOSIT-	(5,137.91)
			Property Income	28000	
7,749.21			14 Middle St, Lakes Entrance	28000/14MIDDLE	(7,077.42)
13,937.65			14 Palmers Rd,Lakes Entrance	28000/14PALMERS	(5,076.15)
5,250.05			34 Bogong St, Lakes Entrance	28000/34BOGONG	(10,107.05)
	220.00		Accountancy Fees	30100	2,200.00
	259.00		ATO Supervisory Levy	30400	259.00
			Auditor's Remuneration	30700	330.00
	38.45		Bank Charges	31500	39.80
			General Expenses	35000	54.00
			Investment Expenses	37500	
	2,771.13		14 Middle St, Lakes Entrance	37500/14MIDDLE	3,049.69
	3,710.78		14 Palmers Rd,Lakes Entrance	37500/14PALMERS	3,777.36
	3,036.10		34 Bogong St, Lakes Entrance	37500/34BOGONG	2,911.14
			Pensions Paid	41600	
			(Pensions Paid) Mcewan, Ian George - Pension (Pension)	41600/MCEIAN00001P	28,047.25
	7,404.30		Income Tax Expense	48500	
	5,504.40		Profit/Loss Allocation Account	49000	(13,269.71)
			Opening Balance	50010	
754,846.74			(Opening Balance) Mcewan, lan George - Pension (Pension)	50010/MCEIAN00001P	(768,116.45)
			Share of Profit/(Loss)	53100	
0.00			(Share of Profit/(Loss)) Mcewan, Ian George - Pension (Pension)	53100/MCEIAN00001P	(14,777.54)
12,908.70			(Share of Profit/(Loss)) Mcewan, Ian George - Accumulation	53100/MCEIAN00002A	
			Income Tax	53330	
	7,404.30		(Income Tax) Mcewan, Ian George - Accumulation	53330/MCEIAN00002A	
			Pensions Paid	54160	
0.00			(Pensions Paid) Mcewan, Ian George - Pension (Pension)	54160/MCEIAN00001P	28,047.25

I G McEwan Superannuation Fund

Trial Balance

As at 30 June 2021

Credits	Debits	Units	Account Name	Code	Last Year
\$	\$				
			Benefits Paid/Transfers Out	54500	
	667.32		(Benefits Paid/Transfers Out) Mcewan, lan George - Accumulation	54500/MCEIAN00002A	
			Internal Transfers In	56100	
754,846.74			(Internal Transfers In) Mcewan, Ian George - Accumulation	56100/MCEIAN00002A	
			Internal Transfers Out	57100	
	754,846.74		(Internal Transfers Out) Mcewan, Ian George - Pension (Pension)	57100/MCEIAN00001P	
			Bank Accounts	60400	
	200,613.03		Cash at Bank	60400/Cash at Bank4	13,274.71
0.00			Sundry Debtors	68000	674.18
			Fixed Interest Securities	72450	
	376,954.09	1.0000	Term Deposit - Bendigo	72450/MCEWASF_TE RMDEPOSIT-	66,621.11
			Real Estate Properties	77200	
0.00		0.0000	14 Middle St, Lakes Entrance	77200/14MIDDLE	182,443.44
	190,000.00	1.0000	14 Palmers Rd,Lakes Entrance	77200/14PALMERS	235,076.13
0.00		0.0000	34 Bogong St, Lakes Entrance	77200/34BOGONG	256,757.17
7,404.30			Income Tax Payable/Refundable	85000	
479.00			Sundry Creditors	88000	0.00
1,557,755.37	1,557,755.37	:-			

Current Year Profit/(Loss): 12,908.70

24700

I G McEwan Superannuation Fund

Realised Capital Gains Report

For The Period 01 July 2020 - 30 June 2021

Investment		Αcc	Accounting Treatment	nt					Tax Treatment	nt		
Purchase Contract Date	Disposal Contract Date	Units	Cost	Proceeds	Accounting Profit/(Loss)	Adjusted Cost Base	Reduced Cost Base	Indexed Cost Base	Indexed Gains	Discounted Gains (Gross)	Other Gains	Capital Loss
Real Estate Properties	roperties											
14MIDDLE	14MIDDLE - 14 Middle St, Lakes Entrance	es Entrance	a.									
26/09/2019	26/09/2019 16/04/2021	1.00	182,420.49	199,000.00	16,579.51	182,420.49	182,420.49	0.00	0.00	16,579.51	0.00	0.00
		1.00	182,420.49	199,000.00	16,579.51	182,420.49	182,420.49	0.00	0.00	16,579.51	0.00	0.00
34BOGON	34BOGONG - 34 Bogong St, Lakes Entrance	akes Entrar	ce									
26/09/2019	26/09/2019 24/02/2021	1.00	267,385.67	299,000.00	31,614.33	267,385,67	267,385.67	0.00	0.00	31,614.33	0.00	0.00
		1.00	267,385.67	299,000.00	31,614.33	267,385.67	267,385.67	0.00	0.00	31,614.33	0.00	0.00
		2.00	449,806.16	498,000.00	48,193.84	449,806.16	449,806.16	0.00	0.00	48,193.84	0.00	0.00
		2.00	449,806.16	498,000.00	48,193.84	449,806.16	449,806.16	0.00	0.00	48,193.84	0.00	0.00



I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Receive	ed (25000)				
Term Deposit	- Bendigo (MCEWASF_TERMDEPOSIT-)				
30/06/2021 TD int for year	TD int for year			332.98	332.98 CR
	· ·			332.98	332.98 CR

Total Debits:

0.00

Total Credits: 332.98



Client Name	McEwan Su	iper Fund		Year ende	d 30 June	2021
				Prepared	by	AN
				Date prepa	ared	28.4.22
Rental Property Type						
Rental Property Address	Unit 2, 14 Mi	ddle St,				
	LAKES ENT	RANCE				
Rental Period	start date		end date			
	1/7/2019		30/6/2020	366	total days	
	Agent	Settlement	Other	Total	Prior Year	Variance
	Annual					
	Statement					
Income						
Rent Received	7,749.21			7,749	7,077	672
Total Income	7,749		0	7,749	7,077	672
Expenses (ITR order)						
Body Corp fees		-32		-32	285	-317
Council rates		61	1,034	1,095	991	104
Gardening	150			150	120	30
Insurance				0	512	-512
Land Tax		58	0	58		58
Property agent fees	598.96			599	468	131
Water charges		419	483	901	673	228
Total Expenses	749	538	1,517	2,771	3,049	-278
Net Rental	7,000			4,978	4,028	950



75000 MIDDLE AGENT 1

(w) 0351556777

lakesentrance@ljh.com.au

511 Esplanade

Lakes Entrance Victoria 3909

Licence: 071653L

lan McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation lan G McEwan Pty Ltd ATF Ian McEwan Superannuation

Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469

From: 1/07/2020

To: 30/06/2021

Created: 1/07/2021

iVloney In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
	20n7 749-21 \$4.44	292.0 \$48.84 \$15.00	76TCR \$738,02
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 10 - 31 July 2020 2/14 Middle Street, LAKES ENTRANCE VIC Rent Management Fees GARDEN	\$4.44	\$48.84 \$15.00	\$738.02
		\$63.84	\$738,02
Subtotal		\$63.84	\$738.02
	e e e e e	HET HOUSE CONTRACT	4700.02
Statement 11 - 1 September 2020 2/14 Middle Street, LAKES ENTRANCE VIC Rent Management Fees GARDEN	\$4.44	\$48.84 \$15.00	\$738.02
		* - II - 11 - III	\$700.00
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 12 - 1 October 2020 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent Management Fees GARDEN	\$4.44	\$48.84 \$15.00	\$738.02
9		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
	10 25	40010-	Ψ130.02
Statement 13 - 2 November 2020 34 Bogong St, Lakes Entrance VIC MAINTGEN		\$120.00	
		\$120.00	<u> </u>
2/1 <mark>4 Middle Street,</mark> LAKES ENTRANCE VIC Rent		Φ120.00	\$0.00
Management Fees GARDEN	\$6.66	\$73.26 \$15.00	\$1,107.03

Account	Included Tax	Money Out	Money lı
14 Palmers Rd, Lakes Entrance VIC		\$88.26	\$1,107.0
Rent			\$300.0
Management Fees	\$1.80	\$19.80	Ψ000.0
J	*	\$19.80	\$300.0
		Marie and the second	
Subtotal		\$228.06	\$1,407.0
tatement 14 - 1 December 2020 34 Bogong St, Lakes Entrance VIC			
Rent			\$1,250.9
Management Fees	\$7.50	\$82.56	
2/14 Middle Street, LAKES ENTRANCE VIC		\$82.56	\$1,250.9
Rent			\$738.0
Management Fees	\$4.44	\$48.84	Ψ130.0
GARDEN	,	\$15.00	
		\$63.84	\$738.0
14 Palmers Rd, Lakes Entrance VIC			410010
Rent			\$1,500.0
Management Fees	\$9.00	\$99,00	
		\$99.00	\$1,500.0
Subtotal		\$245.40	\$3,488.9
tatement 15 - 31 December 2020 2/1 <mark>4 Middle Stre</mark> et, LAKES ENTRANCE VIC		1000	M
Rent			\$738.0
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
MB1 B11 B1 B1 B1 B1		\$63.83	\$738.0
14 Palmers Rd, Lakes Entrance VIC			
Rent Management Fees	40.40		\$1,350.0
Management rees	\$8.10	\$89.09	
		\$89.09	\$1,350.0
Subtotal		\$152.92	\$2,088.0
tatement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	Ψ130.02
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738,02
14 Palmers Rd, Lakes Entrance VIC		Ψ00.02	Ψ100,02
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
Subtotal		\$422.40	\$4.000.00
Subutal	ANNA	\$123.19	\$1,638.0
tatement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent Management Fees	***	A 4 A	\$738.02
GARDEN	\$4.44 \$1.36	\$48.82 \$15.00	
	φ1.50		
14 Palmers Rd, Lakes Entrance VIC		\$63.82	\$738.02
Rent			Ø4 000 04
Management Fees	\$7.20	\$79.18	\$1,200.00
	Ψ1,20		
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02
		Ψ140.00	φ1,836.02

Account	Included Tax	Money Out	Money (r
2 <mark>/14 Middle Stre</mark> et, LAKES ENTRANCE VIC			-
Rent			\$738.0
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15,00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			<u> </u>
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	7.,
		\$98.97	\$1,500.0
		ψ90.97	φ1,000.00
Subtotal		\$162.79	\$2,238.02
Statement 19 - 30 April 2021	TO A CONTRACT OF THE STREET, S		
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	4,,00,00
GARDEN		\$15.00	
		\$63.76	\$738.02
14 Palmers Rd, Lakes Entrance VIC		φυ3.70	Φ/ 30.02
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	φ1,200.00
	Ψ1.25		-
Account Transactions		\$79.18	\$1,200.00
Rent			
None		\$191.94	
		\$191.94	\$0.00
		Value of the same	to the second se
Subtotal		\$334.88	\$1,938.02
tatement 20 - 1 June 2021		1111 3-2 1U-1113	
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	ψ1,200.00
			# 4 000 00
		\$79.18	\$1,200.00
Subtotal		\$79.18	#4 non no
		\$/8.10	\$1,200.00
otal		\$1,724.78	\$40,000.4n
otal Tax on Money Out: \$117.53		Φ1,124.10	\$18,888.18



Client Name	McEwan Super Fund			Year ended 30 June		2021	
					Prepared I	by	AN
					Date prepa	ared	3.5.22
Rental Property Type							
Rental Property Address	14 Palmers I	Rd					
	LAKES ENT						
Rental Period	start date		end date				
	1/7/2020		30/6/2021	365	total days		
_	1. Agent	2. Agent	Other	Total	Prior Year	Variance	Notes
	Annual Statement	Annual Statement					
Income	Statement	Statement					
Rent Received	4,788	9,150		13,938	5,076	8,862	
Total Income	4,788	9,150	0	13,938	5,076	8,862	
Expenses (ITR order)							
Council rates			1,123	1,123	1,160	-37	
Insurance			668	668	637	31	
Land Tax				0	0	0	
Property agent fees	431	696.75		1,128	1,101	27	
Repairs & Maintenance	136			136	8	128	
Stationery, telephone & postage				0	17	-17	
Water charges			655	655	562	93	
Sundry Rental expenses				0	293	-293	
Total Expenses	567	697	2,447	3,711	3,778	-67	
Net Rental	4,220	8,453		10,227	1,298	8,929	
Net Rental (per ITR)							
variance - should be \$0				10,227			





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lan McEwan 13 Flsh St

Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462

From: 1/07/2020

To: 30/06/2021

Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Account	Included Tax	Money Out	Money In
<mark>14 Palmers Rd,</mark> Lakes Entrance VIC			H-MININ-
Rent			\$4,787.65
Plumbing	\$12.36	\$136.00	ψ-1,101.00
Management Fees	\$38.30	\$421.31 +9	90
Subtotal		\$557.31	\$4,787.65
4 Bogong St, Lakes Entrance VIC			
Rent			\$3,999.10
Plumbing	\$35.49	\$390.41	·
Management Fees	\$31.99	\$351.92 + 6	1.90
Subtotal		\$742.33	\$3,999.10
ccount Transactions			Activities and a second
Administration fee	\$1.80	\$19.80 = <	7-90 -00
Subtotal		\$19.80	\$0.00
			" state of
otal		\$1,319.44	\$8,786.75
otal Tax on Money Out: \$119.94			





(w) 0351556777

lakesentrance@ljh.com.au

511 Esplanade

Lakes Entrance Victoria 3909

Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation

Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation

13 Fish St

Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469

From: 1/07/2020

To: 30/06/2021

Created: 1/07/2021

iVloney In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money I
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC Rent			
Management Fees			\$738.0
GARDEN	\$4.44	\$48,84	
	1	\$15.00	7
2 - 20	/	\$63.84	\$738.0
Subtotal 2020 DEGO	0	I	
Subtotal		\$63.84	\$738.0
Statement 10 - 31 July 2020			/
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.0
Management Fees	\$4.44	\$48.84	Ψ130.0
GARDEN	,	\$15.00	
		\$63.84	\$738.0
			Ψ130.0
Subtotal		\$63.84	\$738.0
V 1 1 + + 301 10 VXII 1 1 1		*****	
Statement 11 - 1 September 2020 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.0
Management Fees GARDEN	\$4.44	\$48.84	
CARDEN		\$15.00	
		\$63.84	\$738.0
		No lesi sull'arcono de l'arcono	
Subtotal		\$63.84	\$738.0
statement 12 - 1 October 2020 2/14 MIddle Street, LAKES ENTRANCE VIC		37 (3-9) (CHI) 5 (CHI) (CHI) (370-224-0-0-0-11-
Rent			# 700 0
Management Fees	\$4.44	\$48.84	\$738.0
GARDEN	Ψ4.44	\$15.00	
		.=	
		\$63.84	\$738.0
Subtotal		\$63.84	\$720 A
Subtotal		Ψ03.04	\$738.0
tatement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
			Φ0.0
2/14 Middle Street, LAKES ENTRANCE VIC		\$120.00	\$0.0
Rent			\$1,107.0
Management Fees	\$6.66	\$73.26	91,101.0
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC		\$88.26	\$1,107.03
Rent Management Fees	\$1,80	\$19.80	\$300.00
Management / CCS	Ψ1.00	\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020	Transcription and Alberta Source Control of		
34 Bogong St, Lakes Entrance VIC Rent			\$1,250.95
Management Fees	\$7.50	\$82.56	Ψ1,200.00
2/14 Middle Street, LAKES ENTRANCE VIC		\$82.56	\$1,250.95
Rent Management Fees	C4 44	\$40.04	\$738.02
GARDEN	\$4.44	\$48.84 \$15.00	
4481 8111 81		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	φ 1,000.00
		\$99.00	\$1,500.00
Subtotal		\$245,40	\$3,488.97
Statement 15 - 31 December 2020 2/14 Middle Street, LAKES ENTRANCE VIC		1	
Rent Management Fees GARDEN	\$4.44	\$48.83 \$15.00	\$738.02
44 Polyago Pul Loha E 4		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC Rent			\$1,350.00
Management Fees	\$8.10	\$89.09 \$89.09	\$1,350.00
Subtotal			
		\$152.92	\$2,088.02
Statement 16 - 1 February 2021 2/14 Middle Street, LAKES ENTRANCE VIC Rent			\$738,02
Management Fees GARDEN	\$4.44	\$48.82	4.23/20
3.1.22.	\$1.36	\$15.00 \$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC Rent		ψ00.02	
Management Fees	\$5.40	\$59.37	\$900.00
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC Rent			.
Management Fees	\$4.44	\$48.82	\$738.02
GARDEN	\$1.36	\$15.00 ————	
14 Palmers Rd, Lakes Entrance VIC		\$63.82	\$738.02
Rent Management Fees	#7.0 0	# 70.40	\$1,200.00
	\$7.20	\$79.18 \$79.18	Ø1 200 00
			\$1,200.00
Subtotal		\$143.00	\$1,938.02

Account	Included Tax	Money Out	Money Ir
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		\$98.97	\$1,500.00
		Ψ30.37	Ψ1,500.00
Subtotal		\$162.79	\$2,238.02
	· · · · · · · · · · · · · · · · · · ·		Ψ2,200.02
atement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		\$63,76	\$738.02
14 Palmers Rd, Lakes Entrance VIC		Ψ00.70	Ψ130.02
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	φ1,200.00
	45		
Account Transactions		\$79.18	\$1,200.00
Rent			
1/GIII		\$191.94	
		\$191.94	\$0.00
			Ψ0.00
Subtotal		\$334.88	\$1,938.02
Anna 100 A 1 7 0004	The second control of the second seco	.10 1	
atement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC Rent			
Management Fees			\$1,200.00
Management 1 665	\$7.20	\$79.18	
		\$79.18	\$1,200.00
			41,200.00
Subtotal		\$79.18	\$1,200.00
tal		\$1,724.78	\$18,888.18
tal Tax on Money Out: \$117.53			

PAMERS RENT & 9150-

28000

BOGONG

Client Name	McEwan Super Fund				Year ended 30 June		2021	
						Prepared	by	AN
						Date prepa		3.5.21
Rental Property Type						- ato prop.		0.0.2.
Rental Property Address	34 Bogong S	St,						
	LAKES ENT	RANCE						
Rental Period	start date			end date				
	1/7/2020			30/6/2021	365	total days		
	1. Agent	2. Agent	Settlement	Other	Total	Prior Year	Variance	Notes
	Annual	Annual						
	Statement	Statement						
Income								
Rent Received	3,999	1,251			5,250	5,107	143	
Total Income	3,999	1,251			5,250	5,107	143	
Expenses (ITR order)								
Council rates			258	818	1,075	1,073	2	
Insurance				185	185	691	-506	
Land Tax			117		117	0	117	
Property agent fees	361.82	95.27			457	449	8	
Repairs & Maintenance	390	120			510	0	510	
if large, per list below							0	
Stationery, telephone & postage					0	22	-22	
Water charges			257	435	691	675	16	
Total Expenses	752	215		1,438	3,036	2,910	126	
Net Rental	3,247	1,036			2,214	2,197	17	
Net Rental (per ITR)								
variance - should be \$0				i	2,214			



(w) (03) 5152 3311 https://kingheath.com.au/ rent.statements@kingheath.com.au 125 Main St Bairnsdale VICTORIA 3875 ABN: 49109269865

lan McEwan

13 Fish St

Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462

From: 1/07/2020

To: 30/06/2021 Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Included Tax	Money Out	Money In
		\$4,787.65
\$12.36	\$136.00	4 1,1 0 1 10 1
\$38.30	\$421.31	
	\$557.31	\$4,787.65
		\$3,999.10
\$35.49	\$390.41	¥ = / = = =
\$31.99	\$351.92	
	\$742.33	\$3,999.10
\$1.80	\$19.80	
	\$19.80	\$0.00
	\$1,319.44	\$8,786.75
	\$12.36 \$38.30 \$35.49 \$31.99	\$12.36 \$136.00 \$38.30 \$421.31 \$557.31 \$35.49 \$390.41 \$31.99 \$351.92 \$742.33 \$1.80 \$19.80





(w) 0351556777

lakesentrance@ljh.com.au

511 Esplanade

Lakes Entrance Victoria 3909

Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation 13 Fish St

Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469 From: 1/07/2020

To: 30/06/2021 Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money Ir
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 10 - 31 July 2020 2/14 Middle Street, LAKES ENTRANCE VIC Rent			#720 OS
Management Fees	\$4.4A	#40.04	\$738.02
GARDEN	\$4.44	\$48.84	
OMBEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Subtotal = 41 = 4		\$00.04	4130.02
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC	20		
Rent			\$738.02
Management Fees	\$4.44	\$48.84	·
GARDEN		\$15.00	
		\$63.84	\$738.02
		Ψ03.04	Ψ130.02
Subtotal		\$63.84	\$738.02
Statement 12 - 1 October 2020 2/14 Middle Street, LAKES ENTRANCE VIC Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 13 - 2 November 2020 34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		\$120.00	\$0.00
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money Ir
44 Dolmans Dd. Lekse Fritzings VIC		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC Rent			\$300.00
Management Fees	\$1.80	\$19.80	Ψοσοιοτ
		\$19.80	\$300.00
		V10.00	4000100
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC Rent			\$1,250.95
Management Fees	\$7.50	\$82.56	Ψ1,200.50
		\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC		-	
Rent		***	\$738.02
Management Fees GARDEN	\$4.44	\$48.84 \$15.00	
CARDEN			
14 Palmers Rd, Lakes Entrance VIC		\$63.84	\$738.02
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	* .,
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
Statement 15 - 31 December 2020 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
44 Palmana Pal Lalma F. Comma Milo		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC Rent			Φ4 250 DC
Management Fees	\$8.10	\$89.09	\$1,350.00
		\$89.09	\$1,350.00
		ψου.σο	Ψ1,000.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent Management Fees	#4.44	#40.00	\$738.02
GARDEN	\$4.44 \$1.36	\$48.82 \$15.00	
	¥ 1.00		#700 00
14 Palmers Rd, Lakes Entrance VIC		\$63.82	\$738.02
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
		-	
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent Management Fees	\$4.44	¢40.00	\$738.02
GARDEN	\$1.36	\$48.82 \$15.00	
	*	\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC		\$63.82	\$738.02
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
			2
Subtotal		\$143.00	\$1,938.02

Account	Included Tax	Money Out	Money I
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		\$98.97	\$1,500.00
Subtotal		\$162.79	\$2,238.02
Statement 19 - 30 April 2021	- 10-1-2-10-1-1-10-1-1-1-1-1-1-1-1-1-1-1-1		
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	Ψ. σσισΣ
GARDEN	·	\$15.00	
		\$63.76	\$738.02
14 Palmers Rd, Lakes Entrance VIC		Ψ05.70	Ψ730.02
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	Ψ1,200.00
		\$79.18	\$1,200.00
Account Transactions		470.10	Ψ1,200.00
Rent		\$191.94	
		\$191.94	\$0.00
		Ψ191.94	φυ.υυ
Subtotal		\$334.88	\$1,938.02
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	Ψ1,200.00
		\$79.18	\$4,200,00
		Ψ/ 9.10	\$1,200.00
Subtotal		\$79.18	\$1,200.00
otal			
		\$1,724.78	\$18,888.18
Total Tax on Money Out: \$117.53			



TAX INVOICE

DATE:

19 November 2020

INVOICE NO: CLIENT CODE: 31296 MCEWASF

lan G Mc Ewan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909

Electronic receipt from ASIC of Company and Invoice Statements. Review of details contained in the Company Statement. Preparation of Directors Solvency Resolution.

Provision of a staffed Registered Office open during business hours at our premises for the previous year.

Maintenance of the Company's Statutory Registers and/or Minutes at our premises for the previous year.

200.00

Net Amount \$ GST \$

200.00 20.00

TOTAL AMOUNT DUE

\$ 220.00

Please note our terms are strictly 14 days from the date of invoice.



I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Bank Charges (31500)				
Bank Charges	(31500)				
01/07/2020	DEBIT CARD FEE		3.00		3.00 DR
01/08/2020	DEBIT CARD FEE		3.00		6.00 DR
01/09/2020	DEBIT CARD FEE		3.00		9.00 DR
01/10/2020	DEBIT CARD FEE		3.00		12.00 DR
01/11/2020	DEBIT CARD FEE		3.00		15,00 DR
01/12/2020	DEBIT CARD FEE		3.00		18.00 DR
01/01/2021	DEBIT CARD FEE		3.00		21,00 DR
01/02/2021	DEBIT CARD FEE		3.00		24.00 DR
01/03/2021	DEBIT CARD FEE		3.00		27.00 DR
01/04/2021	DEBIT CARD FEE		3.00		30,00 DR
01/04/2021	Monthly Transaction Summary COLLECTION ITEMS (1@ 0.70) 0.70 IN BRANCH TRANSFERS (1 @ 1.75) 1.75 Total Transaction Fees 2.45 Net Transaction Fees for March 21		2.45		32,45 DR
01/05/2021	DEBIT CARD FEE		3.00		35.45 DR
01/06/2021	DEBIT CARD FEE		3.00		38.45 DR
			38.45		38.45 DR

Total Debits:

38.45

Total Credits: 0.00



Client Name	McEwan Su	ıper Fund		Year ended 30 June		2021
				Prepared by		AN
				Date prepa	ared	28.4.22
Rental Property Type						
Rental Property Address	Unit 2, 14 Mi	ddle St,				
	LAKES ENT	RANCE				
Rental Period	start date		end date			
	1/7/2019		30/6/2020	366	total days	
	Agent	Settlement	Other	Total	Prior Year	Variance
	Annual					
	Statement					
Income						
Rent Received	7,749.21			7,749	7,077	672
Total Income	7,749		0	7,749	7,077	672
Expenses (ITR order)						
Body Corp fees		-32		-32	285	-317
Council rates		61	1,034	1,095	991	104
Gardening	150			150	120	30
Insurance				0	512	-512
Land Tax		58	0	58		58
Property agent fees	598.96			599	468	
Water charges		419	483	901	673	228
Total Expenses	749	538	1,517	2,771	3,049	-278
Net Rental	7,000			4,978	4,028	950



I G McEwan Superannuation Fund **General Ledger**

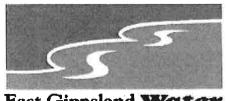
As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Investment Exp	enses (37500)				
14 Middle St.	Lakes Entrance (14MIDDLE)				
30/09/2020	rates 1 instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1		345.84		345.84 DR
01/10/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1		239.49		585.33 DR
28/11/2020	rates 2nd instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXX276 1		344.00		929.33 DR
16/12/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 14/12 Card Number 519244XXXXXX276 1		243.20		1,172.53 DR
02/03/2021	rates instal 3 EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXXX276 1		344.00		1,516.53 DR
15/04/2021	DIRECT CREDIT Settlement monies		60.88		1,577.41 DR
15/04/2021	DIRECT CREDIT Settlement monies			32.25	1,545.16 DR
15/04/2021	DIRECT CREDIT Settlement monies		418.65		1,963.81 DR
15/04/2021	DIRECT CREDIT Settlement monies		58.36		2,022.17 DR
30/06/2021	allocate middle rent & exps agent 1		150.00		2,172.17 DR
30/06/2021	allocate middle rent & exps agent 1		598.96		2,771.13 DR
			2,803.38	32.25	2,771.13 DR

Total Debits:

2,803.38

Total Credits: 32.25



East Gippsland Water

133 Macleod St (PO Box 52)

Bairnsdale Victoria 3875 Email: egw@egwater.vic.gov.au Web: www.egwater.vic.gov.au ABN: 40 096 764 586

Difficulties and faults (24 hours) 1300 134 202

Next Scheduled Reading: 10 Nov 2020

Issued: 26 Aug 2020

Billing and general enquiries (office hours) 1800 671 841

Account Number

22-0710-0450-01-9

Invoice Number 1763330

Amount Due \$239.49

Pay By 23 Sep 2020

Tax Invoice

Service Address: Unit 2, 14 Middle St, Lakes Entrance VIC 3909 եվ ՄՈՍ | լվալ Սգերը Արավան

> Ian G Mc Ewan Pty 13 Fish St LAKES ENTRANCE VIC



034 T000269

Opening Balance

Total Payments received to the 26 Aug 2020 **Balance**

Current Charges

Water Usage Water Service Charge Sewer Service Charge Total

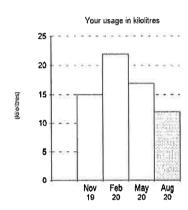
Total Amount Due

Total includes GST of

\$258.87 \$258.87 CR \$0.00

\$26.87 \$50,56 \$162.06 \$239.49

\$239.49 \$0.00



Av. Daily Use

Av. Daily Cost

Last year

Current period 0.139 kL/day

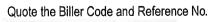
Current period \$2.69/day

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

Payment Options



Direct Debit: Call 1800 671 841 for an application or visit our website.





Biller Code: 16063 Ref: 2207 1004 5001 9



Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

Billpay Code: 0436 Ref: 0220 7100 4500 19 Ian G Mc Ewan Pty Unit 2, 14 Middle St, Lakes Entrance VIC 3909



Mail: Send a cheque with this portion of the account to PO Box 52, BAIRNSDALE VIC 3875



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.



Internet: Visit our webisite at www.egwater.vic.gov.au and click on Pay a Bill Online.

Account Number

22-0710-0450-01-9

Invoice Number 1763330

Amount Due

\$239.49



436 02207100450019

Concession has not been applied (refe over for concession eligibility.)



East Gippsland Water

133 Macleod St (PO Box 52)

Email: egw@egwater.vic.gov.au Web: www.egwater.vic.gov.au ABN: 40 096 764 586

Bairnsdale Victoria 3875

Difficulties and faults (24 hours)

Issued: 17 Nov 2020

Billing and general enquiries (office hours) 1800 671 841

Account Number

22-0710-0450-01-9

Invoice Number

1799818 Amount Due

\$243.20

Pay By 15 Dec 2020

Tax Invoice

Service Address: Unit 2, 14 Middle St, Lakes Entrance VIC 3909 եվվոկիկարկարեր-**ի**րովուն

> lan G Mc Ewan Pty 13 Fish St LAKES ENTRANCE VIC 3909



Opening Balance

Total Payments received to the 17 Nov 2020 Balance

Current Charges

Water Usage Water Service Charge Sewer Service Charge Total

Total Amount Due

Total includes GST of

\$239.49 \$239.49 CR \$0.00

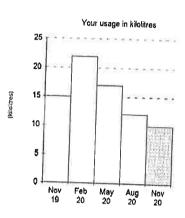
1300 134 202

Next Scheduled Reading: 9 Feb 2021

\$23.24 \$52.35 \$167.61

\$243.20 \$0.00

\$243.20



Av. Daily Use

Last year Current period 0.116 kL/day 0.174 kL/day

Av. Daily Cost Current period

\$2.64/day

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

Payment Options



Direct Debit: Call 1800 671 841 for an application or visit our website.



Quote the Biller Code and Reference No.

Biller Code: 16063 Ref: 2207 1004 5001 9

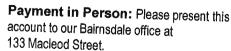


Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

Billpay Code: 0436 Ref: 0220 7100 4500 19

lan G Mc Ewan Pty Unit 2, 14 Middle St, Lakes Entrance VIC 3909

Mail: Send a cheque with this portion of the account to PO Box 52, BAIRNSDALE VIC 3875



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.

Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number

22-0710-0450-01-9

Invoice Number 1799818

Amount Due

\$243.20



Concession has not been applied (refer over for concession eligibility.)

Office Use: 56-08102020

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LAKES ENTRANCE VIC 3909

Ian G McEwan Pty Ltd

13 Fish Street

Valuation and Rate Notice 2020 - 2021

PO Box 1618, Bairnsdale, VIC 3875 ABN 81 957 967 765 Enquiries (03) 5153 9500 www.eastgippsland.vic.gov.au

Assessment Number: 46693

Date of Issue: 04/09/2020

Arrears Due Immediately: Pav in Full

\$1,377.84 By 15/2/2021:

Pay by 4 instalments First by 30/9/2020:

\$345.84

\$344.00

Property details Date of valuation 01/01/2020

2/14 Middle Street LAKES ENTRANCE VIC 3909 Operative date for rating purposes 01/07/2020 Lot 2 SP 20022

> \$45,000 Site Valuation (SV)

Australian Valuation Property Classification Code (AVPCC) Land Area Capital Improved Valuation (CIV) \$160,000

0.0675 Halliwo etc. Net Annual Valuation (NAV) 112 Semi-Detached/Terrace/Row House \$8,000

RIENCING PAYM

Rates and charges (Council uses CIV for rating purposes). Date of Declaration 125 August 2020.

Instalments

discoulación 2020/2021 Council Rate & Charges Date Due **Amount Due** 0.00392622 X \$160,000 General Rate \$628.20 \$345.84 30/09/2020 Municipal Charge \$230.00 30/11/2020 \$344.00 \(\sigma Waste - 3 Bin Collection Charge \$398.00 28/02/2021 \$344.00 \ Total 2020/2021 Council Rate & Charges \$1,256.20 31/05/2021

2020/2021 Victorian Government Fire Services Property Levy

Fire Services Levy - Residential $(0.000054 \times $160,000) + 113 \$121.64 Total 2020/2021 Victorian Government Fire Services Property Levy \$121.64 **Total Amount of this notice** \$1,377.84

Any arrears, interest or legal fees shown above are due and payable immediately.

Council offers a range of different payment options (see reverse for details). Payment(s) made on or after 26 August 2020 may not be shown on this account. If you are experiencing difficulty paying your rates by the due date/s, contact Council to discuss alternate payment arrangements. No GST is applied to rates.



Contact your bank or credit union to register for BPAY

Biller Code: 125864 Customer Ref: 1704669389

BPAY® this payment via Internet or phone banking.
BPAY View ® – View and pay this bill using internet banking.

BPAY View Registration No.: 1704669389

BPAY View Registration Name: Ian G McEwan Pty Ltd

Pay at our website with credit card (visa and mastercard only) visit www:eastgippsland.vic.gov.au/rates and follow the prompts. Use Customer Reference Number: 1704669389



By Telephone Pay with your credit card (Visa and Mastercard only) Call 1300 321 219



In person at any Australia Post Office





To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by 9 monthly instalments, quarterly instalments or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card)



Please detach this payment slip and mail with your cheque to: East Gippsland Shire

PO Box 1618, BAIRNSDALE VIC 3875

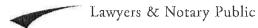


Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 466938



375000 MIDDLE

Littleton Hackford



Wednesday, 14 April 2021

Your Ref:

Our Ref: CM:CC:210087 Sale

e - mail : cathyc@littletonhackford.com.au

BL18

Ian G McEwan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909

Dear Ian,

Re: Your sale to Heycox

Property: 2/14 Middle Street, Lakes Entrance

James Grey	1879 - 1885
Harold Sergeant	1880 - 1888
Percy Pye Sergeant	1885 - 1928
William Maxwell Bruce	1890 - 1946
James Boyd	1892 - 1897
Arthur Pace	1893 - 1897
Hugo Frost-Samuels	1907 - 1945
lan Sergeant	1928 - 1937
John Ulysses Watt	1946 - 1959
T G Littleton MBE	1936 - 1986
lan Robert Malkin	1971 - 1987

We advise the funds available at settlement have been calculated as follows:

	\$	\$
Sale Price		199,000.00
Adjustments		315.37
Selling Costs – LJ Hooker Lakes	6,320.00	
Entrance		
Rates Owing –East Gippsland Council	344.00	
Rates Owing - East Gippsland Water	418.65	
Land Tax - SRO	58.36	
Firm's Taxation Invoice (attached)	966.95	

Law Chambers Littleton Hackford Gippsland Legal Pty Ltd ABN 87 093 257 071

7	ADINO	030 201 071	
	TRAR	ALGON	
		115-119 Hotham Street Traralgon Vic 3844	
	Tel Fax	03 5176 1345 03 5174 9316	
	Post	PO Box 347 Traralgon 3844	
_	DX	84408 Traralgon	

Funds required for Third Party Payments:

PEXA Fees	133.54	Ţ.

SAL	F
Q U	

Available Balance	\$ 191,073.87			134 Raymond Street Sale Vic 3850
TOTAL	\$ 199,315.37	\$ 199,315.37	Tel	03 5144 5600
			Fax	03 5144 2911

Yours faithfully,

RAMES 344 - 283.12 = 60.88.

65A Gertrude Street Fitzroy Vic 3065

Morley

Dance 418-6

Tel 03 9419 2280 By appointment only

LAND TAX 58-36

LITTLETON HACKFORD

Caitlin Mosley

Encl.

Incorporating

Gippsland Legal Conveyancing







(w) 0351556777

lakesentrance@ljh.com.au

511 Esplanade

Lakes Entrance Victoria 3909

Folio Summary

Licence: 071653L

lan McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation 13 Fish St Lakes Entrance VIC 3909

Folio: OWN01469 From: 1/07/2020

To: 30/06/2021 Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC Rent			
Management Fees	\$4.44	#40.04	\$738.02
GARDEN	\$4.44	\$48.84 \$15.00	

		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
A F F 8 F 80 D H H F F F F F F F F F F F F F F F F F			Ψ700.02
Statement 10 - 31 July 2020 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
		In the second second second	
Subtotal		\$63.84	\$738.02
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			ቀ ንባብ ሰብ
Management Fees	\$4.44	\$48.84	\$738.02
GARDEN	Ψιτι	\$15.00	
		\$63.84	£720.00
		\$03.04	\$738.02
Subtotal		\$63.84	\$738.02
95 t t	8	Name and Address of the Owner, where	
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Management Fees			\$738.02
GARDEN	\$4.44	\$48.84	
		\$15.00	
		\$63.84	\$738.02
Subtotal			
Sabrotai		\$63.84	\$738.02
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		The state of the s	ФО 00
2/14 Middle Street, LAKES ENTRANCE VIC		\$120.00	\$0.00
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	+ .,
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC		\$88.26	\$1,107.03
Rent			\$300.00
Management Fees	\$1.80	\$19.80	
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC Rent			\$1,250.9
Management Fees	\$7.50	\$82.56	7 1,20010
2/14 Middle Street, LAKES ENTRANCE VIC		\$82.56	\$1,250.9
Rent			\$738.0
Management Fees GARDEN	\$4.44	\$48.84	
GARDEN		\$15.00	
14 Palmers Rd, Lakes Entrance VIC		\$63.84	\$738.02
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
itatement 15 - 31 December 2020	West of the second seco	THE SOLD PROPERTY.	Territoria de la composición del composición de la composición de
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees GARDEN	\$4.44	\$48.83	
GARDEN		\$15.00	
14 Palmers Rd, Lakes Entrance VIC		\$63.83	\$738.02
Rent			\$1,350.00
Management Fees	\$8.10	\$89.09	
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent Management Food			\$738.02
Management Fees GARDEN	\$4.44		
	\$1.36	\$48.82 \$15.00	
	\$1.36	\$15.00	ф720 02
14 Palmers Rd, Lakes Entrance VIC	\$1.36		\$738.02
14 Palmers Rd, Lakes Entrance VIC Rent		\$15.00 \$63.82	
14 Palmers Rd, Lakes Entrance VIC	\$1.36 \$5.40	\$15.00 \$63.82 \$59.37	\$900,00
14 Palmers Rd, Lakes Entrance VIC Rent		\$15.00 \$63.82	\$900,00
14 Palmers Rd, Lakes Entrance VIC Rent		\$15.00 \$63.82 \$59.37	\$900,00
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal		\$15.00 \$63.82 \$59.37 \$59.37	\$900,00
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal Statement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC		\$15.00 \$63.82 \$59.37 \$59.37	\$900.00
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal Statement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC Rent	\$5.40	\$15.00 \$63.82 \$59.37 \$59.37 \$123.19	\$900.00 \$900.00 \$1,638.02
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal Statement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC	\$5.40 \$4.44	\$15.00 \$63.82 \$59.37 \$59.37 \$123.19	\$900.00 \$900.00 \$1,638.02
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal tatement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC Rent Management Fees	\$5.40	\$15.00 \$63.82 \$59.37 \$59.37 \$123.19	\$900,000 \$900.00 \$1,638.02 \$738.02
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal tatement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC Rent Management Fees GARDEN 14 Palmers Rd, Lakes Entrance VIC	\$5.40 \$4.44	\$15.00 \$63.82 \$59.37 \$59.37 \$123.19	\$900.00 \$900.00 \$1,638.02 \$738.02
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal tatement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC Rent Management Fees GARDEN 14 Palmers Rd, Lakes Entrance VIC Rent	\$5.40 \$4.44 \$1.36	\$15.00 \$63.82 \$59.37 \$59.37 \$123.19 \$48.82 \$15.00 \$63.82	\$900.00 \$900.00 \$1,638.02 \$738.02
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal tatement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC Rent Management Fees GARDEN 14 Palmers Rd, Lakes Entrance VIC	\$5.40 \$4.44	\$15.00 \$63.82 \$59.37 \$59.37 \$123.19 \$48.82 \$15.00 \$63.82	\$900.00 \$900.00 \$1,638.02 \$738.02 \$738.02
14 Palmers Rd, Lakes Entrance VIC Rent Management Fees Subtotal Statement 17 - 1 March 2021 2/14 Middle Street, LAKES ENTRANCE VIC Rent Management Fees GARDEN 14 Palmers Rd, Lakes Entrance VIC Rent	\$5.40 \$4.44 \$1.36	\$15.00 \$63.82 \$59.37 \$59.37 \$123.19 \$48.82 \$15.00 \$63.82	\$738.02 \$900.00 \$900.00 \$1,638.02 \$738.02 \$1,200.00

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		\$98.97	\$1,500.00
Outstall			Western Control
Subtotal		\$162.79	\$2,238.02
tatem <mark>ent 19 - 30 April 2</mark> 021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		\$63.76	\$738.02
14 Palmers Rd, Lakes Entrance VIC			7100102
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	7.140000
		\$79.18	\$1,200.00
Account Transactions			Ψ1,200.00
Rent	86.2	£ \$191.94	
	66-2	\$191.94	\$0.00
		Ψ131.54	φ0.00
Subtotal		\$334.88	\$1,938.02
tatement 20 - 1 June 2021		W 0	
14 Palmers Rd, Lakes Entrance VIC			
Rent			£4 200 00
Management Fees	\$7.20	\$79.18	\$1,200.00
	*****		-
		\$79.18	\$1,200.00
Subtotal		\$79.18	\$1,200.00
Company of the second of the s	remaining to the continues of the contin	The state of the s	1.,,200,00
otal		£4.704.70	A40.000.11
otal Tax on Money Out: \$117.53		\$1,724.78	\$18,888.18

MIDDLE

GAT-80 AGENT 647-80

Client Name	McEwan Super Fund				Year ended 30 June		2021
					Prepared by Date prepared		AN
							3.5.22
Rental Property Type							
Rental Property Address	14 Palmers I	Rd.					
Time troporty riddioso	LAKES ENTRANCE						
Rental Period	start date		end date				
	1/7/2020		30/6/2021	365	total days		
	1. Agent	2. Agent	Other	Total	Prior Year	Variance	Notes
	Annual	Annual					
	Statement	Statement					
Income							
Rent Received	4,788	9,150		13,938	5,076	8,862	
Total Income	4,788	9,150	0	13,938	5,076	8,862	
Expenses (ITR order)							
Council rates			1,123	1,123	1,160	-37	
Insurance			668	668	637	31	
Land Tax				0	0	0	
Property agent fees	431	696.75		1,128	1,101	27	
Repairs & Maintenance	136			136	8	128	
Stationery, telephone & postage				0	17	-17	
Water charges			655	655	562	93	
Sundry Rental expenses	11			0	293	-293	
Total Expenses	567	697	2,447	3,711	3,778	-67	
Net Rental	4,220	8,453		10,227	1,298	8,929	
Net Rental (per ITR)							
variance - should be \$0				10,227			

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
nvestment Exp	enses (37500)				
14 Palmers Re	d,Lakes Entrance (14PALMERS)				
30/09/2020	rates 1 instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1		375.24		375.24 DR
01/10/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1		219.80		595.04 DR
28/11/2020	rates 2nd instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXX276 1		374.00		969.04 DR
29/11/2020	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXX276 1		668.17		1,637.21 DR
16/12/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 14/12 Card Number 519244XXXXXXX276 1		217.56		1,854.77 DR
02/03/2021	rates instal 3 EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXXX276 1		374.00		2,228.77 DR
21/03/2021	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 19/03 Card Number 1		218.06		2,446.83 DR
30/06/2021	allocate palmers rent & exps agent #1		431.20		2,878.03 DR
30/06/2021	allocate palmers rent & exps agent #1		136.00		3,014.03 DR
30/06/2021	allocate palmers rent & exps agent 2		696.75		3,710.78 DR
	2		3,710.78		3,710.78 DR

Total Debits:

3,710.78

Total Credits: 0.00

Valuation and Rate Notice 2020 - 2021

PO Box 1618, Bairnsdale, VIC 3875 ABN 81 957 967 765 Enquiries (03) 5153 9500 www.eastgippsland.vic.gov.au

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Ian G McEwan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909

46666 Assessment Number:

Date of Issue: 04/09/2020

Arrears

Due Immediately:

Pay in Full \$1,497.24 By 15/2/2021:

Pay by 4 instalments \$375.24 First by 30/9/2020:

01/01/2020 Date of valuation Property details

Operative date for rating purposes 14 Palmers Road LAKES ENTRANCE VIC 3909 01/07/2020 Lot 21 LP 13178

\$90,000 Site Valuation (SV)

Australian Valuation Property Classification Code (AVPCC) Land Area \$190,000 Capital Improved Valuation (CIV)

\$9,500 110 Detached Dwelling 0.0578 Ha Net Annual Valuation (NAV)

Rates and charges (Council uses CIV for rating purposes). Date of Declaration: 25 August 2020.

Instalments

2020/2021 Council Rate & Charges **Date Due Amount Due** 0.00392622 X \$190,000 General Rate \$745.98 30/09/2020 \$375.24 Municipal Charge \$230.00 30/11/2020 \$374.00 Waste - 3 Bin Collection Charge \$398.00 28/02/2021 \$374.00 **✓** Total 2020/2021 Council Rate & Charges \$1,373.98 31/05/2021 \$374.00

2020/2021 Victorian Government Fire Services Property Levy

Fire Services Levy - Residential (0.000054 X \$190,000) + \$113 \$123.26 Total 2020/2021 Victorian Government Fire Services Property Levy \$123.26

Total Amount of this notice \$1,497,24

Any arrears, interest or legal fees shown above are due and payable immediately.

Council offers a range of different payment options (see reverse for details). Payment(s) made on or after 26 August 2020 may not be shown on this account. If you are experiencing difficulty paying your rates by the due date/s, contact Council to discuss alternate payment arrangements. No GST is applied to rates.



Contact your bank or credit union to register for BPAY

Biller Code: 125864 Cuslomer Ref: 1704666641

BPAY® this payment via Internet or phane banking. BPAY View - View and pay this bill using internet banking.

BPAY View Registration No.: 1704666641 BPAY View Registration Name: Ian G McEwan Pty Ltd

Pay at our website with credit card (visa and mastercard only) visit www:eastgippsland.vic.gov.au/rates and follow the prompts. Use Customer Reference Number: 1704666641



www

Pay with your credit card (Visa and Mastercard only) Call 1300 321 219



In person at any Australia Post Office





To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by 9 monthly instalments, quarterly instalments or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card)



Pay by cheque -Please detach this payment slip and mail with your cheque to: East Gippsland Shire

PO Box 1618, BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 466664





East Gippsland Water

Tax Invoice

133 Macleod St (PO Box 52)

Bairnsdale Victoria 3875 Email: egw@egwater.vic.gov.au Web: www.egwater.vic.gov.au

ABN: 40 096 764 586

Difficulties and faults (24 hours) 1300 134 202

Issued: 13 May 2021

Next Scheduled Reading: 10 Aug 2021

Service Address: 14 Palmers Rd, Lakes Entrance VIC 3909

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Ian G Mc Ewan Pty 13 Fish St LAKES ENTRANCE VIC

3909

034 I000659

Opening Balance

Total Payments received to the 13 May 2021

Balance

Current Charges

Water Service Charge Sewer Service Charge

Total

Total Amount Due

Total includes GST of

\$218.06 GR \$0.00

\$52.92 \$165.78 \$218.70

\$218.70

\$218.06

\$0.00

Billing and general enquiries (office hours) 1800 671 841

Account Number

22-0811-0200-01-4

Invoice Number

1874321

Amount Due

\$218,70

Pay By 10 Jun 2021

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

Payment Options



Direct Debit: Call 1800 671 841 for an application or visit our website.



Quote the Biller Code and Reference No.



Biller Code: 16063 Ref: 2208 1102 0001 4



Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

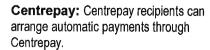
Billpay Code: 0436 Ref: 0220 8110 2000 14

Ian G Mc Ewan Pty 14 Palmers Rd, Lakes Entrance VIC 3909



Mail: Send a cheque with this portion of the account to PO Box 52, BAIRNSDALE VIC 3875







Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number

22-0811-0200-01-4

Invoice Number 1874321

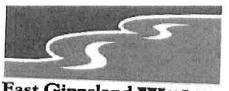
Amount Due

\$218.70



*436 02208110200014





East Gippsland Water

133 Macleod St (PO Box 52) 1300 134 202 Bairnsdale Victoria 3875

Email: egw@egwater.vic.gov.au Web: www.egwater.vic.gov.au ABN: 40 096 764 586

Difficulties and faults (24 hours)

Next Scheduled Reading: 9 Feb 2021

Issued: 17 Nov 2020



Account Number

22-0811-0200-01-4

Invoice Number 1799622

Amount Due \$217.56

Pay By 15 Dec 2020

Tax Invoice

Service Address: 14 Palmers Rd, Lakes Entrance VIC 3909 երիդիկորկանթիրական

> Ian G Mc Ewan Pty 13 Fish St LAKES ENTRANCE VIC

Opening Balance

Total Payments received to the 17 Nov 2020 Balance

Current Charges

Water Service Charge Sewer Service Charge

Total

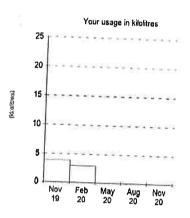
Total Amount Due

Total includes GST of

\$219.80 \$219.80 CR \$0.00

\$51.78 \$165.78 \$217.56

\$217.56 \$0.00



Av. Daily Use

Last year 0.044 kL/day

Current period 0.000 kL/day

Av. Daily Cost Current period \$2.39/day

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

ayment Options

Direct Debit: Call 1800 671 841 for an application or visit our website.

Quote the Biller Code and Reference No.

Biller Code: 16063 Ref: 2208 1102 0001 4

Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

Billpay Code: 0436 Ref: 0220 8110 2000 14



Mail: Send a cheque with this portion of the account to PO Box 52, BAIRNSDALE VIC 3875

lan G Mc Ewan Pty 14 Palmers Rd, Lakes Entrance VIC 3909

Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.

Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.

Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number

22-0811-0200-01-4

Invoice Number 1799622

Amount Due

\$217.56



436 02208110200014









Your landlord insurance policy schedule

Risk address

14 Palmers Rd Lakes Entrance VIC 3909

Type of policy

Landlord Insurance Quality Care

Policy number w3-5042187-LLP

Policy

Period of insurance

Effective date Expiry date

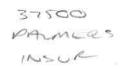
25 Nov 2020

4pm on 25 Nov 2021

Cover	Suminsured	Excess \$500 *	
Buildings	\$246,100		
*Comprises minimum e	excess \$100 and voluntary exce	ess \$400.	
Contents	nil	nil	
Legal liability	\$20,000,000	nil	

Property

Built	1965			
External walls	Stone/Sandstone			
Roof material	Metal/Iron/Colourbond			
Building type	House on poles 0 to 1 metre high			
Licensed property manager	No			
Site greater than 20,000sqms	No			
Security devices	Key operated deadlocks on all external doors, key operated locks on all accessible windows.			

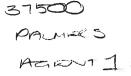




Your insurance premium breakdown

Type of cover	Base premium	Emergency / Fire Services Levy	GST	Stamp duty	Total
1. Address: 14 Palmers Rd, La	akes Entrance VIC 3909				
Buildings	\$557.80	\$0.00	\$55,78	\$61.36	\$674.94
Overall Total					
Total annual premium	\$557.80	\$0.00	\$55.78	\$61.36	\$674.94

This document will be a Tax Invoice for GST when you make a payment.





(w) (03) 5152 3311

https://kingheath.com.au/

rent.statements@kingheath.com.au

125 Main St

Bairnsdale VICTORIA 3875

ABN: 49109269865

ian McEwan 13 Fish St

Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462

From: 1/07/2020

To: 30/06/2021

Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$4,787.65
Plumbing	\$12.36	\$136.00	φ+,101.00
Management Fees	\$38.30	\$421.31	9.90
Subtotal		\$557.31	\$4,787.65
34 Bogong St, Lakes Entrance VIC			
Rent			\$3,999.10
Plumbing	\$35.49	\$390.41	, ,
Management Fees	\$31.99	\$351.92 +	9 - 90
Subtotal		\$742.33	\$3,999.10
account Transactions)+ = ++	F
Administration fee	\$1.80	\$19.80 =	7.902
Subtotal		\$19.80	\$0.00
otal		21.040.44	
otal Tax on Money Out: \$119.94		\$1,319.44	\$8,786.75





lakesentrance@ljh.com.au 511 Esplanade Lakes Entrance Victoria 3909

Folio Summary

Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation 13 Fish St Lakes Entrance VIC 3909

Folio: OWN01469 From: 1/07/2020

To: 30/06/2021

Created: 1/07/2021

illoney In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money Ir
Statement 9 - 1 July 2020		11-1-11	
2/14 Middle Street, LAKES ENTRANCE VIC Rent			
Management Fees			\$738.02
GARDEN	\$4.44	\$48.84	
		\$15,00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 10 - 31 July 2020 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	Ψ/ 30.02
GARDEN	·	\$15.00	
		\$63.84	\$738.02
		\$50.04	Ψ130.02
Subtotal		\$63.84	\$738.02
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	φ/ 30.02
GARDEN	¥ (\$15.00	
		\$63.84	\$738.02
		ψ05,04	\$130,02
Subtotal		\$63.84	\$738.02
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			
Management Fees	\$4,44	040.04	\$738.02
GARDEN	94,44	\$48.84 \$15.00	
		201	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Antonio (140, D.M) and		NAME AND ADDRESS OF THE OWNER, OR OTHER DESIGNATION OF THE OWNER, OR OTHER DESIGNATION OF THE OWNER, OR OTHER DESIGNATION OF THE OWNER,	
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC MAINTGEN			
MAINTGEN		\$120.00	
7/14 Middle Street LAVES ENTERNOETUS		\$120.00	\$0.00
2/14 Middle Street, LAKES ENTRANCE VIC Rent			
Management Fees	20.00		\$1,107.03
GARDEN	\$6.66	\$73.26	
		\$15.00	

Account	Included Tax	Money Out	Money In
445.1		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC Rent			\$300.00
Management Fees	\$1.80	\$19.80	•
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			THE TAX PARTIES OF THE
34 Bogong St, Lakes Entrance VIC			
Rent Management Fees	\$7.50	\$82.56	\$1,250.95
Managomont	ψ1.00	\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC		Ψ02.00	Ψ1,200.00
Rent Management Fees		0.000	\$738.02
GARDEN	\$4.44	\$48.84 \$15.00	
		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC		φ03.04	φ/30.UZ
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
		**************************************	Ψ0,100,07
Statement 15 - 31 December 2020			
2/14 Middle Street, LAKES ENTRANCE VIC Rent			4700.00
Management Fees	\$4.44	\$48.83	\$738.02
GARDEN	Ψ	\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC			X CULL
Rent <mark>Management Fe</mark> es	\$8.10	\$89.09	\$1,350.00
	ψ0.10	s -	04.550.00
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			****************
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees GARDEN	\$4.44	\$48.82	
ONNOLIN	\$1.36	\$15.00	
14 Palmers Rd, Lakes Entrance VIC		\$63.82	\$738.02
Rent			\$900.00
Management Fees Management Fees	\$5.40	\$59.37	Ψ000.00
		\$59.37	\$900.00
0.11.11			
Subtotal	- 13000	\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent Management Fees	0.4.4.4		\$738.02
GARDEN	\$4.44 \$1.36	\$48.82 \$15.00	
	4,1100	\$63.82	\$720.00
14 Palmers Rd, Lakes Entrance VIC		φυσ.οΖ	\$738.02
Rent Management Food			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02
		Ψ170,00	φ1,530.02

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738,02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		\$98.97	\$1,500.00
Subtotal		\$162.79	\$2,238.02
tatement 19 - 30 April 2021	The state of the s		
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	Ψ130.02
GARDEN	ψ 11 TO	\$15.00	
14 Palmers Rd, Lakes Entrance VIC		\$63.76	\$738.02
Rent			
Management Fees	#7 00	ASSESSED 1	\$1,200.00
managoment 7 cos	\$7.20	\$79.18	
A		\$79.18	\$1,200.00
Account Transactions			
Rent	92.	\$191,94	
		\$191.94	\$0.00
		Maria de Caracteria de Caracte	***************************************
Subtotal		\$334.88	\$1,938.02
tatement 20 - 1 June 2021			***************************************
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	Ψ1,200.00
	,		
		\$79.18	\$1,200.00
Subtotal		\$79.18	\$1,200.00
tol.			*******
tal		\$1,724.78	\$18,888.18
otal Tax on Money Out: \$117,53			

PARMERS

ACOUT hoes 603-77 (096:75



Client Name	McEwan Super Fund					Year ende	d 30 June	2021
						Prepared 1	by	AN
						Date prepa		3.5.21
Rental Property Type						Eise		
Rental Property Address	34 Bogong S							
	LAKES ENT	RANCE						
Rental Period	start date			end date				
	1/7/2020			30/6/2021	365	total days		
	1. Agent		Settlement	Other	Total	Prior Year	Variance	Notes
	Annual	Annual						
	Statement	Statement						
Income								
Rent Received	3,999	1,251			5,250	5,107	143	
Total Income	3,999	1,251			5,250	5,107	143	
Expenses (ITR order)								
Council rates			258	818	1,075	1,073	2	
Insurance				185	185	691	-506	
Land Tax			117		117	0	117	
Property agent fees	361.82	95.27			457	449	8	
Repairs & Maintenance	390	120			510	0	510	
if large, per list below			Į.				0	
Stationery, telephone & postage					0		-22	
Water charges			257	435	691	675	16	
Total Expenses	752	215		1,438	3,036	2,910	126	
Net Rental	3,247	1,036			2,214	2,197	17	
Net Rental (per ITR)					2 24 4			
variance - should be \$0					2,214			

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
vestment Exp	penses (37500)				
34 Bogong St	, Lakes Entrance (34BOGONG)				
30/09/2020	rates 1 instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1		409.55		409.55 DR
01/10/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1		217.40		626.95 DR
28/11/2020	rates 2nd instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXX276 1		408.00		1,034.95 DR
29/11/2020	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXX276 1		727.50		1,762.45 DR
16/12/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 14/12 Card Number 519244XXXXXXX276 1		217.56		1,980.01 DR
24/02/2021	DIRECT CREDIT 34 Bogong		257.54		2,237,55 DR
24/02/2021	DIRECT CREDIT 34 Bogong		256.50		2,494.05 DR
24/02/2021	DIRECT CREDIT 34 Bogong		116.72		2,610,77 DR
22/03/2021	DEPOSIT - CHEQUE(S) CHQ #: 1 INSURANCE REFUND			542.14	2,068.63 DR
30/06/2021	allocate bogong rent & exps agent 1		361.82		2,430.45 DR
30/06/2021	allocate bogong rent & exps agent 1		390.41		2,820.86 DR
30/06/2021	allocate bogong rent & exp agent 2		120.00		2,940.86 DR
30/06/2021	allocate bogong rent & exp agent 2		95.24		3,036.10 DR
			3,578.24	542.14	3,036.10 DR

Total Debits: 3,578.24

Total Credits: 542.14

Vith compliments

EAST GIPPSLAND SHIRE COUNCIL ABN 81 957 967 765

Head Office: 273 Main St (PO Box 16%)

Bairnsdale VIC 3875 Tel:(03)5153 9500

Fax:(03)5153 9576

OFFICIAL RECEIPT

Receipt No: 2578918

Date:

29-SEP-2020

RA 466938

345.84

2/14 Middle Street LAKES ENTRANCE

Amount of GST:

RA 466664

375.24

14 Palmers Road LAKES ENTRANCE VI

Amount of GST:

RA 431528

409.55

34 Bogong Street LAKES ENTRANCE V

Amount of GST:

Payment

EFTPUS

-1,130.63

Web:www.eastgippsland.vic.gov.au

*** Copy Only ***

Ian G McEwan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909

> Corporate Centre
> Street (PO Box 1618)
> rnsdale Victoria 3875
> nne: (03) 5153 9500
> y Service: 133 677
> Line: 1300 555 886
> nile: (03) 5153 9576 stgippsland.vic.gov.au zck@egipps.vic.gov.au **Twitter:** @egsc **3N:** 81 957 967 765





last Gippsland **Water**

133 Macleod St (PO Box 52)

Bairnsdale Victoria 3875 Email: egw@egwater.vic.gov.au Web: www.egwater.vic.gov.au

ABN: 40 096 764 586

Difficulties and faults (24 hours) 1300 134 202

Next Scheduled Reading: 9 Feb 2021

Issued: 18 Nov 2020

Billing and general enquiries (office hours) 1800 671 841

Account Number

22-0102-0500-01-1

Invoice Number 1800521

Amount Due

\$217.56

Pav Bv 16 Dec 2020

Tax Invoice

Service Address: 34 Bogong St, Lakes Entrance VIC 3909 Ֆիկիկիլիլիկիլիկուկորվերովուն

> Ian G Mc Ewan Pty 13 Fish St LAKES ENTRANCE VIC

Opening Balance

Total Payments received to the 18 Nov 2020 Balance

Current Charges

Water Service Charge Sewer Service Charge

Total

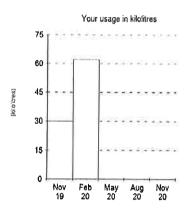
Total Amount Due

Total includes GST of

\$217.40 \$217.40 CR \$0.00

> \$51.78 \$165.78 \$217.56

\$217.56 \$0.00



Av. Daily Use

Last year Current period 0.326 kL/day 0.000 kL/day

Av. Daily Cost

Current period \$2.39/day

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

Payment Options



Direct Debit: Call 1800 671 841 for an application or visit our website.



Quote the Biller Code and Reference No.



Biller Code: 16063 Ref: 2201 0205 0001 1



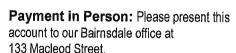
Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

Billpay Code: 0436

Ref: 0220 1020 5000 11

Ian G Mc Ewan Pty 34 Bogong St, Lakes Entrance VIC 3909

Mail: Send a cheque with this portion of the account to PO Box 52, BAIRNSDALE VIC 3875



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.

Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number

22-0102-0500-01-1

Invoice Number 1800521

Amount Due

\$217.56



*436 02201020500011

Office Use: 56-08102020



Policy Camcaus

ON SAK

19 November 2020

REFUND L'CV)

⊢ 000207 ∞

\$542.14

եիիկիլիրիրդիրդիրական

Mr Ian Mcewan
13 Fish St

LAKES ENTRANCE VIC.3909

11690529874



Your insurance

Policy number W3-S042186-LLP

Risk address 34 Bogon St Lakes Entrance VIC 3909

Renewal premium \$734.86

ฮีue by 4pm on **25 November 2020**

Your cover will expire soon

Dear lan,

You would have recently received an invitation to renew your Westpac Landlord Insurance policy for another year. We'd really like to help ensure that you continue to have quality cover, so this is just a friendly reminder to let you know that your cover will expire at 4pm on 25 November 2020.

Already made the payment?

If you've paid in the last few days, please ignore this courtesy advice as it may take a few days for processing to complete.

There's still time to renew your cover

To continue to get all the benefits of another year of cover, don't forget to pay your premium of \$734.86 by 25 November 2020. See 'How to pay' for details.

Any questions?

Please call Westpac on 1300 650 255. We also offer a range of other insurance products

- ask us for details.

We'll be happy to help you.

Kind regards,

12

\$727.50

7002750

Peter Dennis

Head of Product & Underwriting - General Insurance

Westpac Landlord Insurance provides:

- Comprehensive cover for storm, flood, fire, theft and more
- A sum insured safety net on every policy
- ✓ Pay by the month, with no extra fee*

*Premiums payable by instalments may be subject to minor adjustments due to rounding and financial institution transaction fees may apply







Your landlord insurance policy schedule

Risk address

34 Bogon St Lakes Entrance VIC 3909

Type of policy

Landlord Insurance Quality Care

Policy number

W3-S042186-LLP

Policy

Period of insurance

Effective date Expiry date 25 Nov 2020

4pm on 25 Nov 2021

Cover	Sum insured	Excess
Buildings	\$256,800	\$500 *
* Comprises minimum e	xcess \$100 and voluntary exc	ess \$400.
Contents	nil	nil
Legal liability	\$20,000,000	nil

Property

Built	1960		
External walls	Timber/Weatherboard		
Roof material	Metal/Iron/Colourbond		
Building type	House on poles 0 to 1 metre high		
Licensed property manager	No		
Site greater than 20,000sqms	No		
Security devices	There are no security devices listed on this policy.		





INSUR

CANCELLET)

10 March 2021

⊢ 000050 ∝

եվերկիլիրիրընթական

Mr Ian Mcewan 13 Fish St LAKES ENTRANCE VIC 3909



Your insurance

Policy number W3-S042186-LLP

Risk address
34 Bogon St
Lakes Entrance VIC 3909

Cancelled from 4pm on **26 February 2021**

We've cancelled your policy as requested

Dear lan,

We recently received your request to cancel your Westpac Landlord Insurance policy for: 34 Bogon St, Lakes Entrance VIC 3909

We've cancelled your policy

We've now arranged for your policy to be cancelled as you requested, so that the insured property will not be covered under your Westpac Landlord Insurance policy from 4pm on 26 February 2021. It's your responsibility to tell any other policyholders that this policy has been cancelled.

Any questions?

Please call Westpac on 1300 650 255.

We'll be happy to help you.

Kind regards,



Peter Dennis

Head of Product & Underwriting - General Insurance

Westpac Landlord Insurance provides:

- Comprehensive cover for storm, flood, fire, theft and more
- A sum insured safety net on every policy
- ✓ Pay by the month, with no extra fee*

*Premiums payable by instalments may be subject to minor adjustments due to rounding and financial institution transaction fees may apply

5/523 990 5155555

We're sorry to see you go.





Tuesday, 2 March 2021

Your Ref:

CM:201802 Traralgon Our Ref:

e - mail:

caitlinm@littletonhackford.com.au

Ian G McEwan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909

Dear Ian,

Re: Your sale to Henriksen

Property: 34 Bogong Street, Lakes Entrance

James Grey 1879 - 1885 Harold Sergeant 1880 - 1888 Percy Pye Sergeant 1885 - 1928 William Maxwell Bruce 1890 - 1946 1892 - 1897 James Boyd Arthur Pace 1893 - 1897 Hugo Frost-Samuels 1907 - 1945 1928 - 1937 lan Sergeant John Ulysses Watt 1946 - 1959 T G Littleton MBE 1936 - 1986 Ian Robert Malkin 1971 - 1987

We confirm settlement of the above matter was effected on 25 February 2021 and advised the funds available at settlement were calculated as follows:

\$

Law Chambers Littleton Hackford Gippsland Legal Pty Ltd ABN 87 093 257 071

\$ 299,000.00 Sale Price 560.46 Adjustments (attached) 9,570.00 Selling Costs - LJ Hooker (invoice = 257 attached) 818.00 Rates Owing - East Gippsland Council 256.50 Rates Owing - East Gippsland Water 116.72 Land Tax - SRO 941.90 Firm's Taxation Invoice (attached)

TRARALGON

115-119 Hotham Street Traralgon Vic 3844

03 5176 1345 03 5174 9316

Fax Post

PO Box 347 Traralgon 3844

ĐΧ 84408 Traralgon

Funds required for Third Party Payments:

PEXA Fees	116.60
1 2 2 2 1 1 0 0 0	

Available Balance – paid to your account ending 8687	\$ 287,740.74	
TOTAL	\$ 299,560.46	\$ 299,560.46

SALE

134 Raymond Street Sale Vic 3850

03 5144 5600 Tel

03 5144 2911 Fax

FITZROY

65A Gertrude Street Fitzroy Vic 3065

03 9419 2280

By appointment only

Incorporating

Gippsland Legal Conveyancing

Yours faithfully,

Encl.3

LITTLETON HAC Caitlin Mosley

www.littletonhackford.com.au



(w) (03) 5152 3311

https://kingheath.com.au/

rent.statements@kingheath.com.au

125 Main St Bairnsdale VICTORIA 3875

ADN: 4040000000

ABN: 49109269865

lan McEwan

13 Fish St

Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462

From: 1/07/2020 To: 30/06/2021

Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$4,787.65
Plumbing	\$12.36	\$136.00	* 11
Management Fees	\$38.30	\$421.31 +	9.90
Subtotal		\$557.31	\$4,787.65
34 Bogong St, Lakes Entrance VIC			
Rent			\$3,999.10
Plumbing	\$35.49	\$390.41	
Management Fees	\$31.99	\$351.92	9-90
Subtotal		\$742.33	\$3,999.10
Account Transactions			
Administration fee	\$1.80	\$19.80 = =	7-902
Subtotal		\$19.80	\$0.00
Total		\$1,319.44	\$8,786.75
Total Tax on Money Out: \$119.94			72,100110





(w) 0351556777

lakesentrance@ljh.com.au

511 Esplanade

Lakes Entrance Victoria 3909

Licence: 071653L

Folio Summary

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
13 Fish St

Lakes Entrance VIC 3909

Folio: OWN01469 From: 1/07/2020 To: 30/06/2021

Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020		7	
2/14 Middle Street, LAKES ENTRANCE VIC Rent			
Management Fees			\$738.02
GARDEN	\$4.44	\$48.84	
ONINDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Guntotal		\$03.04	\$738.02
Statement 10 - 31 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	Ψ130.02
GARDEN	Ψ 1.11	\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	4.00102
GARDEN	,	\$15.00	
		\$63.84	\$738.02
		φυσ.υ4	Ψ/36.02
Subtotal		\$63.84	\$738.02
01.4			
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 42 B November 2000			
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		\$120.00	\$0.00
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money In
44 Delmara Ed. Laksa Fintuana VIC		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC Rent			\$300.00
Management Fees	\$1.80	\$19.80	•
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC			
Rent	#7.F0	#00 F0	\$1,250.95
Management Fees	\$7.50	\$82.56 \$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC		φο2.30	
Rent		# 40.04	\$738.02
Management Fees GARDEN	\$4.44	\$48.84 \$15.00	
GANDEN			
14 Palmers Rd, Lakes Entrance VIC		\$63.84	\$738.02
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
Statement 15 - 31 December 2020 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent Management Fees	\$4.44	\$48.83	\$738.02
GARDEN	ψ-,	\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC		Ψ00.03	φ/38.02
Rent Management Fees	\$8.10	\$89.09	\$1,350.00
-	\$5.10	\$89.09	\$1,350.00
Subtotal			
		\$152.92	\$2,088.02
Statement 16 - 1 February 2021 2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	******
GARDEN	\$1.36	\$15.00	
14 Palmers Rd, Lakes Entrance VIC		\$63.82	\$738.02
Rent			\$200.00
Management Fees	\$5.40	\$59.37	\$900.00
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC Rent			
Management Fees	\$4.44	\$48.82	\$738.02
GARDEN	\$1.36	\$15.00	
44 Palmana Pul Latura E. A		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	φ1,Ζ00.00
	•	\$79.18	\$1,200.00
Subtotal		-	
Subjected		\$143.00	\$1,938.02

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			-
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		\$98.97	\$1,500.00
Subtotal		\$162.79	\$2,238.02
Statement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		\$63.76	\$738.02
14 Palmers Rd, Lakes Entrance VIC		Ψ00.10	Ψ100.02
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	Ψ1,200.00
		\$79.18	\$1,200.00
Account Transactions		Ψ70.10	Ψ1,200.00
Rent	12 "	1) \$191.94	
	12	\$191.94	\$0.00
			40100
Subtotal		\$334.88	\$1,938.02
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	\$1,200.00
	¥=v		
		\$79.18	\$1,200.00
Subtotal		\$79.18	\$1,200.00
Total		\$1,724.78	\$18,888.18

Total Tax on Money Out: \$117.53

95.27



I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
	ransfers Out (46000) I/Transfers Out) Mcewan, Ian George - Accum,	ulation (MCEIAN00002A)			,
30/06/2021	private exps paid from fund		667.32		667.32 DR
30/06/2021	6/2021 System Member Journals			667.32	0.00 DR
			667.32	667.32	0.00 DR

Total Debits: 667.32
Total Credits: 667.32

MCEWAN SUPERANNUATION FUND

Your details at a glance

 BSB number
 633-000

 Account number
 147988687

 Customer number
 26913681/1201

 Account title
 IAN G MCEWAN PTY LTD ATF IAN

Account summary

Statement period 30 Jun 2020 - 30 Jul 2	
Statement number	25
Opening balance on 30 Jun 20	20 \$12,276.54
Deposits & credits	\$2,808.12
Withdrawals & debits	\$3.00
Closing Balance on 30 Jul 20	20 \$15,081.66

We're changing for the better

Introducing our new logo



Transaction totals / Closing balance

Any questions?

\$3.00

\$2,808.12

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account Date Transaction Withdrawals Deposits Balance Opening balance \$12,276.54 30 Jun 20 DIRECT CREDIT First National Kin 998,17 13,274.71 First National K 0981977587 1 Jul 20 **DEBIT CARD FEE** 3.00 13.271.71 1 Jul 20 INTEREST 0.00 13,271.71 1 Jul 20 DIRECT CREDIT LJ Hooker 674.18 13.945.89 East Gippsland R 0982437781 DIRECT CREDIT First National Kin 16 Jul 20 1,135.77 15,081.66 First National K 0985866215

\$15,081.66





MCEWAN SUPERANNUATION FUND

034/08962 009015

եվվե**նի**ցիլիկուկորիկուվուհ IAN G MCEWAN PTY LTD

13 FISH ST LAKES ENTRANCE VIC 3909

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Introducing our new logo



Your details at a glance

BSB number 633-000 Account number 147988687 Customer number 26913681/1201 Account title IAN G MCEWAN PTY LTD ATF IAN

Account summary

Statement period 31 Jul 2020 - 30 Aug 2020 Statement number Opening balance on 31 Jul 2020 \$15,081.66 Deposits & credits \$1,945,94 Withdrawals & debits \$3.00 Closing Balance on 30 Aug 2020 \$17,024.60

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on 03 5144 4988, or call 1300 BENDIGO (1300 236 344).

Bendigo Business Account Date Transaction Withdrawals Deposits **Balance** Opening balance \$15,081.66 31 Jul 20 DIRECT CREDIT LJ Hooker 674.18 15,755.84 East Gippsland R 0989131236 31 Jul 20 DIRECT CREDIT First National Kin 1,271.76 17,027.60 First National K 0989190198 1 Aug 20 **DEBIT CARD FEE** 3.00 17,024.60 1 Aug 20 INTEREST 0.00 17,024.60 Transaction totals / Closing balance \$3.00 \$1,945.94 \$17,024.60



034/01714 009015

եվ կանիլի լիկային այլուն

IAN G MCEWAN PTY LTD 13 FISH ST LAKES ENTRANCE VIC 3909

We're changing for the better

Introducing our new logo



Your details at a glance

BSB number 633-000 147988687 **Account number** Customer number 26913681/1201 Account title IAN G MCEWAN PTY LTD ATF IAN

MCEWAN SUPERANNUATION FUND

Account summary

Statement period 31 Aug 2020 - 29 Sep 2020 Statement number Opening balance on 31 Aug 2020 \$17,024.60 Deposits & credits \$3,674.42 Withdrawals & debits \$3.00 Closing Balance on 29 Sep 2020 \$20,696.02

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on 03 5144 4988, or call 1300 BENDIGO (1300 236 344).

Bendigo Business Account Date Transaction Withdrawals **Deposits Balance** Opening balance \$17,024.60 1 Sep 20 DEBIT CARD FEE 3.00 17,021.60 1 Sep 20 **INTEREST** 0.00 17,021.60 1 Sep 20 DIRECT CREDIT LJ Hooker 674.18 17.695.78 East Gippsland R 0995763610 16 Sep 20 DIRECT CREDIT First National Kin 3,000.24 20,696.02 First National K 0999055383 Transaction totals / Closing balance \$3.00 \$3,674.42 \$20,696.02



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երրդիկրիկրիգորովուն IAN G MCEWAN PTY LTD 13 FISH ST LAKES ENTRANCE VIC 3909

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Your details at a glance

BSB number	633-000
Account number	147988687
Customer number	26913681/1201
Account title	IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Closing Balance on 30 Oct	2020 \$21,210.74
Withdrawals & debits	\$2,219.00
Deposits & credits	\$2,733.72
Opening balance on 30 Sep 2	2020 \$20,696,02
Statement number	28
Statement period	30 Sep 2020 - 30 Oct 2020

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on 03 5144 4988, or call 1300 BENDIGO (1300 236 344).

Bendigo Business Account				
Date	Transaction	Withdrawals	Deposits	Balance
Opening ba	lance			\$20,696.02
30 Sep 20	EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXXX276 1	1,130.63		19,565.39
30 Sep 20	DIRECT CREDIT First National Kin First National K 0002026638		608.67	20,174.06
1 Oct 20	EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1	676.69		19,497.37
1 Oct 20	WELLINGTON SHIRE COU NC, SALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXX276 1	408.68		19,088.69
1 Oct 20	DEBIT CARD FEE	3.00		19,085.69
1 Oct 20	INTEREST		0.00	19,085.69
1 Oct 20	DIRECT CREDIT LJ Hooker East Gippsland R 0002398256		674.18	19,759.87
16 Oct 20	DIRECT CREDIT First National Kin First National K 0005836139		998.17	20,758.04



Account number

Statement number

147988687

30/09/2020 to 30/10/2020 Statement period

28 (page 2 of 2)

Bendigo Business Account (continued).

Date

Transaction

Withdrawals

Deposits

Balance

22 Oct 20

DIRECT CREDIT 34 Bogong St Lakes

First National K 0007028270

452.70

21,210,74

Transaction totals / Closing balance

\$2.219.00

\$2,733.72

\$21,210,74

We suggest you carefully check all entries on your statement. Apparent errors or possible unauthorised transactions should be promptly reported to

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- Don't tell anyone your PIN, not even friends, family or a bank representative.
- Ensure nobody watches you enter your PIN or password. A good practice is to cover the keypad when you put in your PIN or password.
- Watch out for email, SMS or call scams asking for details relating to your account. If you receive suspicious emails, please contact us immediately. Please note: These are guidelines only. While following these steps will help you to protect your PIN, your liability for any losses arising from unauthorised transactions is determined in accordance with the ePayments Code. For further details, see

https://asic.gov.au/regulatory-resources/financial-services/epayments-code/ or visit bendigobank.com.au/mycard for all card related information. Business customers visit /mybusinesscard.

All card transactions made in currencies other than Australian dollars will incur a fee of 3% of the transaction value. (Additional charges may apply for cash transactions.)

Card Security

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IAN G MCEWAN PTY LTD 13 FISH ST LAKES ENTRANCE VIC 3909

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Your details at a glance

BSB number	633-000
Account number	147988687
Customer number	26913681,1201
Account title	IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FLIND

Account summary

Closing Balance on 29 Nov 2	9020 \$19,530,04
Withdrawals & debits	\$2,859.67
Deposits & credits	\$1,178.97
Opening balance on 31 Oct 20	020 \$21,210.74
Statement number	29
Statement period	31 Oct 2020 - 29 Nov 2020

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo	Business Account	Carlotte Constitution		
Date	Transaction	Withdrawals	Deposits	Balance
Opening ba	lance			\$21,210.74
1 Nov 20	DEBIT CARD FEE	3.00		21,207.74
1 Nov 20	INTEREST		0.00	21,207.74
2 Nov 20	DIRECT CREDIT LJ Hooker East Gippsland R 0009187408		1,178.97	22,386.71
28 Nov 20	EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXX276 1	1,461.00		20,925.71
29 Nov 20	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXXX276 1	727.50		20,198.21
29 Nov 20	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXXX276 1	668.17		19,530.04
Transaction	totals / Closing balance	\$2,859.67	\$1,178.97	\$19,530.04



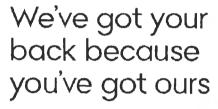
Your details at a glance

BSB number 633-000 147988687 Account number Customer number 26913681/1201

Account title IANG MCEWAN PTY LTD ATFIAN MCEWAN SUPERANNUATION FUND

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IAN G MCEWAN PTY LTD 13 FISH ST LAKES ENTRANCE VIC 3909





Account summary

Statement period	30 Nov 2020 - 30 Dec 2020		
Statement number	30		
Opening balance on 30 Nov	2020 \$19,530.04		
Deposits & credits	\$3,243.57		
Withdrawals & debits	\$901.28		
Closing Balance on 30 Dec	2020 \$21,872.33		

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St. Sale 3850 on 03 5144 4988, or call 1300 BENDIGO (1300 236 344).

Bendigo Business Account Date Transaction **Withdrawals Deposits Balance** Opening balance \$19,530.04 1 Dec 20 **DEBIT CARD FEE** 3.00 19,527.04 1 Dec 20 INTEREST 0.00 19,527.04 DIRECT CREDIT LJ Hooker 3 Dec 20 3,243.57 22,770.61 East Gippsland R 0016329944 16 Dec 20 EAST GIPPSLAND WATE, BAIRNSDALE AUS 898.28 21,872.33 RETAIL PURCHASE 14/12 Card Number 519244XXXXXXX276 1 Transaction totals / Closing balance \$901.28 \$3,243.57 \$21,872.33

In G MCEWAN PTY LTD
13 FISH ST

LAKES ENTRANCE VIC 3909

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Your details at a glance

BSB number 633-000
Account number 147988687
Customer number 26913681/1201
Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 31 Dec 2020 - 30 Jan 2021
Statement number 31
Opening balance on 31 Dec 2020 \$21,872,33
Deposits & credits \$1,935,10
Withdrawals & debits \$56,63
Closing Balance on 30 Jan 2021 \$23,750.80

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St. Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening ba	lance *			\$21,872.33
31 Dec 20	DIRECT CREDIT LJ Hooker East Gippsland R 0022352770		1,935.10	23,807.43
1 Jan 21	DEBIT CARD FEE	3.00		23,804.43
1 Jan 21	INTEREST		0.00	23,804.43
29 Jan 21	ALDI STORES - LA,LAK ES ENTRANC AUS RETAIL PURCHASE 26/01 Card Number 519244XXXXXXX276 1	53.63		23,750.80
Transaction	totals / Closing balance	\$56.63	\$1,935.10	\$23,750.80

IN G MCEWAN PTY LTD

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Your details at a glance

BSB number 633-000
Account number 147988687
Customer number 26913681/1201
Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

 Statement period
 31 Jan 2021 - 27 Feb 2021

 Statement number
 32

 Opening balance on 31 Jan 2021
 \$23,750.80

 Deposits & credits
 \$289,255.57

 Withdrawals & debits
 \$3.00

 Closing Balance on 27 Feb 2021
 \$313,003.37

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening ba	lance			\$23,750.80
1 Feb 21	DEBIT CARD FEE	3.00		23,747.80
1 Feb 21	INTEREST		0.00	23,747.80
1 Feb 21	DIRECT CREDIT LJ Hooker East Gippsland R 0028678639		1,514.83	25,262.63
25 Feb 21	DIRECT CREDIT 34 Bogong		287,740.74	313,003.37
Transaction	totals / Closing balance	\$3.00	\$289,255.57	\$313,003.37



Your details at a glance

BSB number633-000Account number147988687Customer number26913681/1201Account titleIAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period	28 Feb 2021 - 30 Mar 2021
Statement number	33
Opening balance on 28 Feb 20	021 \$313,003.37
Deposits & credits	\$3,337.16
Withdrawals & debits	\$311,589.11
Closing Balance on 30 Mar 2	2021 \$4,751.42

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13 FISH ST
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Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIG O** (1300 236 344).

Bendig	o Rasine	ess A	ccount

Date	Transaction	Withdrawals	Deposits	Balance
Opening bal	ance			\$313,003.37
1 Mar 21	DEBIT CARD FEE	3.00		313,000.37
1 Mar 21	INTEREST		0.00	313,000.37
³ 1 Mar 21	DIRECT CREDIT LJ Hooker East Gippsland R 0034848104		1,795.02	314,795.39
2 Mar 21	EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXXX276 1	718.00		314,077.39
3 Mar 21	WELLINGTON SHIRE COU , SALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXXX276 1	408.00		313,669.39
19 Mar 21	DIRECT CREDIT Bal Dep 34Bogong EAST GPPSLND 0039412163		1,000.00	314,669.39
21 Mar 21	EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 19/03 Card Number 519244XXXXXXX276 1	436.11		314,233.28
22 Mar 21	DEPOSIT - CHEQUE(S) CHQ #: 1 INSURANCE REFUND		542.14	314,775.42



Account number

147988687

Statement period

28/02/2021 to 30/03/2021

Statement number

33 (page 2 of 2)

Bendigo	Bendigo Business Account (continued).				
Date	Transaction		Withdrawals	Deposits	Balance
26 Mar 21	TRANSFER 26913681/2501 CARD NUMBER 519244X	XXXXXX276 1	310,000.00		4,775.42
26 Mar 21	BAIRNSDALE BOWLS RETAIL PURCHASE Card Number 519244XXX	Bair AUS 26/03 XXXX276 1	24.00		4,7 51.42
Transaction	totals / Closing balance		\$311,589.11	\$3,337.16	\$4,751.42

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Card Security

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Your details at a glance

BSB number 633-000
Account number 147988687
Customer number 26913681/1201
Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period	31 Mar 2021 - 29 Apr 2021
Statement number	34
Opening balance on 31 Mar 202	\$4,751.42
Deposits & credits	\$193,149.10
Withdrawals & debits	\$5,45
Closing Balance on 29 Apr 202	21 \$197.895.07

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening bal	lance			\$4,751.42
1 Apr 21	DEBIT CARD FEE	3.00		4,748.42
1 Apr 21	INTEREST		0.00	4,748.42
1 Apr 21	Monthly Transaction Summary COLLECTION ITEMS (1 @ 0.70) IN BRANCH TRANSFERS (1 @ 1.75) Total Transaction Fees Net Transaction Fees for March 21	0.70 1.75 2.45 2.45		4,745.97
1 Apr 21	DIRECT CREDIT LJ Hooker East Gippsland R 0042475707		2,075.23	6,821.20
16 Apr 21	DIRECT CREDIT Settlement monies		191,073.87	197,895.07
Transaction	totals / Closing balance	\$5.45	\$193,149.10	\$197,895.07

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Your details at a glance

Account number
Customer number
Account title
IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 30 Apr 2021 - 30 May 2021
Statement number 35
Opening balance on 30 Apr 2021 \$197,895.07
Deposits & credits \$1,603.14
Withdrawals & debits \$3.00
Closing Balance on 30 May 2021 \$199,495.21

Any questions?

Contact Donna Giuffrida at 40-44 Nicholson St, Bairnsdale 3875 on **03 5152 6449**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening ba	lance			\$197,895.07
30 Apr 21	DIRECT CREDIT LJ Hooker East Gippsland R 0048842073	*	1,603.14	199,498.21
1 May 21	DEBIT CARD FEE	3.00		199,495.21
1 May 21	INTEREST		0.00	199,495.21
Transaction	totals / Closing balance	\$3.00	\$1,603.14	\$199,495.21

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Your details at a glance

BSB number 633-000 147988687 Account number Customer number 26913681/1201 IANG MCEWAN PTY LTD ATFIAN Account title

MCEWAN SUPERANNUATION FUND

Account summary

Statement period	31 May 2021 - 29 Jun 2021
Statement number	36
Opening balance on 31 May 20	21 \$199,495.21
Deposits & credits	\$1,120.82
Withdrawals & debits	\$3.00
Closing Balance on 29 Jun 20	21 \$200,613.03

հ**իկիկիլի, իրկրըկորիկու**ի, ու IAN G MCEWAN PTY LTD 13 FISH ST LAKES ENTRANCE VIC 3909

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Any questions?

Contact Donna Giuffrida at 40-44 Nicholson St. Baimsdale 3875 on 03 5152 6449, or call 1300 BENDIGO (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening ba	lance			\$199,495.21
1 Jun 21	DEBIT CARD FEE	3.00		199,492.21
1 Jun 21	INTEREST		0.00	199,492.21
1 Jun 21	DIRECT CREDIT LJ Hooker East Gippsland R 0055653868		1,120.82	200,613.03
Transaction	totals / Closing balance	\$3.00	\$1,120.82	\$200,613.03

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MCEWAN SUPERANNUATION FUND

IAN G MCEWAN PTY LTD 13 FISH ST

LAKES ENTRANCE VIC 3909

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Your details at a glance

Account number 633-000

Account number 147988687

Customer number 26913681/1201

Account title IAN G MCEWAN PTY LTD ATF IAN

Account summary

 Statement period
 30 Jun 2021 - 30 Jul 2021

 Statement number
 37

 Opening balance on 30 Jun 2021
 \$200,613.03

 Deposits & credits
 \$2,802.05

 Withdrawals & debits
 \$3.00

 Closing Balance on 30 Jul 2021
 \$203,412.08

Any questions?

Contact Donna Giuffrida at 40-44 Nicholson St, Bairnsdale 3875 on **03 5152 6449**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening ba	lance		(\$200,613.03
1 Jul 21	DEBIT CARD FEE	3.00		200,610.03
1 Jul 21	INTEREST		0.00	200,610.03
1 Jul 21	DIRECT CREDIT LJ Hooker East Gippsland R 0062477316		1,681.23	202,291.26
30 Jul 21	DIRECT CREDIT LJ Hooker East Gippsland R 0069065824		1,120.82	203,412.08
Transaction	totals / Closing balance	\$3.00	\$2,802.05	\$203,412.08

CLIENT	IG McEwan Su	per Fund	YEAR ENDED 30TH JUNE 20	021
PREPARED B	BY AN		DATE PREPARED	26.4.22
NAME OF IT	NSTITUTION NUMBER	Bendigo Bank 144787140		
			\$	\$
Opening Bala	ance as at start of	f Year		66,621.11
	: Interest	July		
		August		
		September	126.31	
		October		
		November		
		December	82.98	
		January		
		February	22.05	
		March	32.95	
		April May		
		May June	90.74	
		TOTAL	332.98	332.98
Less	: Bank Fees			
			310,000.00	
			310,000.00	310,000.00
			,	376,954.09
Less	:			
			= ===	[He]
Closing Balar	nce as at end of \	'ear		376,954.09

Bendigo Agents Delivery System

Home Customers Accounts Financials

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Help

Results Profile Account

Change Interest Payment Open Account

Account Number: Account Name: Link Signature

Account History

Term Deposit Rollover

Postal Address:

Passbook Update

Stop Cheque

144787140

IAN G MC EWAN PTY LTD ATF I G MCEWAN SUPERANNUATION FUND -

Customer Reference Number: 0026913681/2501

13 FISH ST

LAKES ENTRANCE VIC 3909 AUS

01/07/2020

Start Date: End Date:

30/06/2021

Account History Details

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Second History County	200			
Transaction Date	Transaction Detail	Debit	Credit	Balance
21/06/2021	INTEREST		90.74	376,954.09 CR
26/03/2021	TRANSFER 5192440103631276		310,000.00	376,863.35 CR
21/03/2021	INTEREST		32.95	66,863.35 CR
21/12/2020	INTEREST		82.98	66,830.40 CR
21/09/2020	INTEREST		126.31	66,747.42 CR

Please note: Account History Details are not a reproduction of an Account Statement

Bendigo Agents Delivery System



Help

Accounts

Results Profile Account Open Account

Change Interest Payment Link Signature

Account Number: Account Name: Account History

Term Deposit Rollover

Passbook Update Stop Cheque

Postal Address:

144787140

AN G MC EWAN PTY LTD ATF I G MCEWAN SUPERANNUATION FUND -

Customer Reference Number: 0026913681/2501

13 FISH ST

LAKES ENTRANCE VIC 3909 AUS

01/07/2021

Start Date: End Date:

30/06/2022

Account History Details
Transaction Date

Transaction Date	Transaction Detail	Debit	Credit	Balance
21/09/2021	TRANSFER	340,539.10		0.00 CR
21/09/2021	INTEREST			340,539.10 CR
21/09/2021	TRANSFER	36,510.00		340,539.10 CR
21/09/2021	INTEREST		95.01	377.049.10 CR

Please note: Account History Details are not a reproduction of an Account Statement



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In G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909

260-264 RAYMOND ST, SALE, 3850 03 51444988

Term deposit investment confirmation

Please retain for taxation/personal records

ACCOUNT NUMBER 144787140 CUSTOMER NUMBER0026913681/2501

Dear Trustee

This advice is to confirm that your term deposit was rolled over on 21 March 2021 on the following terms

Term Investment Details

Balance	\$66,863.35
Review Term	3 Months
Interest Rate	0.10%
Review Date	21/06/2021
Interest Frequency	At Maturity
Interest Payment Method	Reinvest

The above information is current as at the date of this advice. It does not take into account any subsequent changes you may have instructed us to make to your investment.

If your investment is automatically renewed, you have a 7-day grace period to let us know that you have changed your mind. For instance, you may instead decide to withdraw funds from your account, increase your investment amount, or change the length of your investment term. Your grace period begins the day after the review date (21 March 2021), which means that you will have until 28 March 2021 to make any changes to your investment. If you decide to make any changes to your investment after the grace period ends on 28 March 2021 you may receive a lower interest rate on any funds that you withdraw.

If you wish to withdraw your funds after the grace period (noted above), your funds will be available 31 days after you request the withdrawal unless:

- you can prove financial hardship; or
- you hold a Bendigo Gold Term Deposit.

The Bendigo Centre, PO Box 480, Bendigo VIC 3552 p 1300 236 344

bendigobank.com.au



034/00524 009015

13 FISH ST LAKES ENTRANCE VIC 3909

We've got your back because you've got ours



Your details at a glance

 BSB number
 633-000

 Account number
 144787140

Customer number 26913681/2501

Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Closing Balance on 31 Dec 202	0 \$66.830,40
Withdrawals & debits	\$0.00
Deposits & credits	\$209.29
Opening balance on 1 Jul 2020	\$66,621.11
Statement number	5
Statement period	1 Jul 2020 - 31 Dec 2020

Account details

21 Mar 2021
0.200%PA
At Review
Reinvest

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Term Deposit

Date	Transaction	Withdrawals	Deposits	Balance
Opening bal	ance			\$66,621.11
21 Sep 20	INTEREST		126.31	66,747.42
21 Dec 20	INTEREST		82.98	66,830.40
Transaction	totals / Closing balance	\$0.00	\$209.29	\$66,830.40

We suggest you carefully check all entries on your statement. Apparent errors or possible unauthorised transactions should be promptly reported to us.

The security of your Personal Identification Number (PIN) is very important. To avoid being liable for unauthorised transactions, you should follow the terms and conditions of your account. We also recommend some simple steps to protect your PIN:

- Memorise your PINs and passwords and destroy any communications advising you of new ones. Don't keep a record of your PINs or passwords, in written or electronic form.
- If you choose your own, ensure that it is not something easy to guess like your (or a family member's) birth date, name, phone number, postcode, driver's licence number or numbers that form a pattern.
- Don't tell anyone your PIN, not even friends, family or a bank representative.
- Ensure nobody watches you enter your PIN or password. A good practice is to cover the keypad when you put in your PIN or password.
- Watch out for email, SMS or call scams asking for details relating to your account. If you receive suspicious emails, please contact us immediately.
 Please note: These are guidelines only. While following these steps will help you to protect your PIN, your liability for any losses arising from unauthorised transactions is determined in accordance with the ePayments Code. For further details, see

https://asic.gov.au/regulatory-resources/financial-services/epayments-code/ or visit bendigobank.com.au/mycard for all card related information. Business customers visit /mybusinesscard.

Littleton Hackford

Lawyers & Notary Public

Wednesday, 14 April 2021

Your Ref:

Our Ref: CM:CC:210087 Sale

e - mail:

cathyc@littletonhackford.com.au

Ian G McEwan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909

James Grey 1879 - 1885 Harold Sergeant 1880 - 1888 Percy Pye Sergeant 1885 - 1928 William Maxwell Bruce 1890 - 1946 James Boyd 1892 - 1897 Arthur Pace 1893 - 1897 Hugo Frost-Samuels 1907 - 1945 1928 - 1937 lan Sergeant

John Ulysses Watt 1946 - 1959 T G Littleton MBE 1936 - 1986 lan Robert Malkin 1971 - 1987

Dear Ian,

Re: Your sale to Heycox

Property: 2/14 Middle Street, Lakes Entrance

We advise the funds available at settlement have been calculated as follows:

	\$	\$
Sale Price		199,000.00
Adjustments		315.37
Selling Costs – LJ Hooker Lakes	6,320.00	
Entrance		
Rates Owing –East Gippsland Council	344.00	283 17 = 60
Rates Owing - East Gippsland Water	418.65	
Land Tax - SRO	58.36	
Firm's Taxation Invoice (attached)	966.95	

Law Chambers Littleton Hackford Gippsland Legal Ptv Ltd ABN 87 093 257 071

TRARALGON 115-119 Hotham Street

.88

Post

Traralgon Vic 3844

Tel 03 5176 1345 03 5174 9316 Fax

> PO Box 347 Traralgon 3844 84408 Traralgon

Funds required for Third Party Payments:

BODY CORP SHIRE

\$ 191,073.87

\$ 199,315.37

\$ 199,315.37

PEXA Fees 133.54

SALE

134 Raymond Street Sale Vic 3850 03 5144 5600

03 5144 2911 Fax

FITZROY

Yours faithfully,

TOTAL

Available Balance

Chorley

65A Gertrude Street Fitzroy Vic 3065 03 9419 2280 Tel By appointment only

LITTLETON HACKFORD

Caitlin Mosley

Encl.

Incorporating

Gippsland Legal Conveyancing



www.littletonhackford.com.au



TAXATION INVOICE

Under the provisions of Legal Profession Uniform Law Application Act 2014 (Vic) and the Legal Professional Uniform General Rules 2015 legal practitioners can charge interest on accounts which are unpaid for 30 days (which notice is now given) at a rate of 2 per cent higher than the cash rate target, as fixed by the Reserve Bank of Australia, as at the date of the invoice. We will retain completed files for a period of 7 years after which time they are destroyed. If you wish to query this invoice, please make contact so we can address the query. If you wish to dispute this invoice you may have our costs assessed before the Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law within 12 months OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law within 60 days of the receipt of this invoice.

Our Ref: CM:CC:210087

7 April 2021

Ian G McEwan Pty Ltd ACN 154315714 13 Fish Street LAKES ENTRANCE VIC 3909

Memorandum of Costs and Disbursements Your sale to Heycox

Property: 2/14 Middle Street, Lakes Entrance

Professional Fees

Date	Description	Amount	GST
07/04/2021	Professional Costs of acting on your behalf	\$750.00	\$75.00
	to perfect sale of residential property:		
		\$750.00	\$75.00
Disbursen	nents		
Date	Description	Amount	GST
29/01/2021	VIC: Lot Plan Status - Plan SP20022	\$12.68	\$1.27
29/01/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 802 (Supplier fee).	\$5.90	
29/01/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 802 (Search fee).	\$17.23	\$1.72
29/01/2021	VIC: Certificate - SP020022 (Supplier fee).	\$5.84	
29/01/2021	VIC: Certificate - SP020022 (Search fee).	\$10.51	\$1.05
16/02/2021	VIC: Company Name Status - IAN G MCEWAN PTY LTD	\$12.68	\$1.27
16/02/2021	VIC: Company Name Status - IAN G MC EWAN PTY LTD	\$12.68	\$1.27
16/02/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 805 (Supplier fee).	\$5.90	
16/02/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 805 (Search fee).	\$17.23	\$1.72
07/04/2021	Mail, fax, copy charges incurred by us	\$30.00	\$3.00
		\$130.65	\$11.30

Amount	GST	Payments Received	BALANCE DUE
\$880.65	\$86.30	\$0.00	\$966.95

LITTLETON HACKFORD

E. & O.E.

LJ Hooker - Lakes Entrance Settlement Statement

511 Esplanade Lakes Entrance VIC 3909 78124069478

Tax Invoice

TO: Littleton Hackford Lawyers 115 - 119 Hotham Street TRARALGON VIC 3844 51749316 51761345

REG: Settlement of 2/14 Middle Street, LAKES ENTRANCE

Salesperson: Renee Shine

Unconditional Date: 08/03/2021 Settlement Date: 16/04/2021

Vendor: Ian McEwen

Purchaser: Gavin Heycox & Kim Heycox

Sale Price: \$199,000.00

Balance due to vendor / solicitor	\$13,580.00
Total balance on unpaid invoices	(\$6,320.00)
LESS Balance on invoice #451469 (2/14 Middle Street)	(\$350.00)
LESS Balance on invoice #451467 (2/14 Middle Street)	(\$5,970.00)
Total funds held in trust	\$19,900.00

^{*}All items listed above include GST where applicable

HEYCOX FROM IAN G MCEWAN PTY LTD PROPERTY: 2/14 MIDDLE STREET, LAKES ENTRANCE

STATEMENT OF ADJUSTMENTS

DATE OF SETTLEMENT: 16/04/2021

	VENDOR	PURCHASER
East Gippsland Shire Council - Rates, Charges & Levies \$1,377.84 Annually Paid to 30/06/2021 Purchaser allows 75 days		283.12
Owners Corporation Insurance - Owners Corporation Fees \$511.78 Annually Paid to 09/05/2021 Purchaser allows 23 days		32.25
Less Vendor's Proportion PURCHASER TO PAY VENDOR	\$0.00	\$315.37 0.00 \$315.37

SEI	ILEMENI	STATEME	.N I.

Purchase Price:	199,000.00
Less Deposit Paid:	19,900.00
Balance:	179,100.00
Plus adjustments:	315.37
BALANCE DUE TO VENDOR:	\$179,415.37

Prepared on: 16 April 2021

By: LITTLETON HACKFORD

Our Ref: CM:210087

E. & O. E.



Valuation and Rate Notice 2020 - 2021



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0000395

Ian G McEwan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909

Australian Valuation Property Classification Code (AVPCC)

46666 Assessment Number:

Date of Issue: 04/09/2020

Arrears

Due Immediately:

Capital Improved Valuation (CIV)

Pay in Full By 15/2/2021: \$1,497.24

Pay by 4 instalments \$375.24 First by 30/9/2020:

Date of valuation 01/01/2020 Property details

14 Palmers Road LAKES ENTRANCE VIC 3909 Operative date for rating purposes 01/07/2020 Lot 21 LP 13178

> \$90,000 Site Valuation (SV)

> > 31/05/2021

\$190,000

\$9,500

\$375.24

\$374.00

\$374.00

\$374.00

Land Area

110 Detached Dwelling 0.0578 Ha Net Annual Valuation (NAV)

Rates and charges (Council uses CIV for rating purposes). Date of Declaration: 25 August 2020. Instalments

2020/2021 Council Rate & Charges Date Due **Amount Due** General Rate \$745.98 0.00392622 X \$190,000 30/09/2020 Municipal Charge \$230.00 30/11/2020 Waste - 3 Bin Collection Charge \$398.00 28/02/2021

Total 2020/2021 Council Rate & Charges \$1,373.98 2020/2021 Victorian Government Fire Services Property Levy

Fire Services Levy - Residential (0.000054 X \$190,000) + \$113 \$123.26 Total 2020/2021 Victorian Government Fire Services Property Levy \$123.26

> **Total Amount of this notice** \$1,497,24

Any arrears, interest or legal fees shown above are due and payable immediately.

Council offers a range of different payment options (see reverse for details). Payment(s) made on or after 26 August 2020 may not be shown on this account. If you are experiencing difficulty paying your rates by the due date/s, contact Council to discuss alternate payment arrangements. No GST is applied to rates.



Contact your bank or credit union to register for BPAY

Biller Code: 125864 Customer Ref: 1704666641

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

1704666641

BPAY View Registration Name: lan G McEwan Pty Ltd

Pay at our website with credit card (visa and mastercard only) visit www:eastgippsland.vic.gov.au/rates and follow the prompts. Use Customer Reference Number: 1704666641



By Telephone Pay with your credit card (Visa and Mastercard only) Call 1300 321 219



In person at any Australia Post Office



*481 03 00000131 1704666641



To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by 9 monthly instalments, quarterly instalments or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card)



Please detach this payment slip and mail with your cheque to: East Gippsland Shire PO Box 1618, BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 466664



Tuesday, 2 March 2021

Your Ref:

Our Ref: C

CM:201802 Traralgon

e - mail:

caitlinm@littletonhackford.com.au

Ian G McEwan Pty Ltd 13 Fish Street LAKES ENTRANCE VIC 3909 BLI8

Lawyers & Notary Public

James Grey 1879 - 1885 Harold Sergeant 1880 - 1888 Percy Pye Sergeant 1885 - 1928 William Maxwell Bruce 1890 - 1946 James Boyd 1892 - 1897 Arthur Pace 1893 - 1897 Hugo Frost-Samuels 1907 - 1945 lan Sergeant 1928 - 1937 John Ulysses Watt 1946 - 1959 T G Littleton MBE 1936 - 1986 lan Robert Malkin 1971 - 1987

Dear Ian,

Re:

Your sale to Henriksen

Property: 34 Bogong Street, Lakes Entrance

We confirm settlement of the above matter was effected on 25 February 2021 and advised the funds available at settlement were calculated as follows:

\$

\$

	299,000.00
	560.46
9,570.00	
818.00	
256.50	
116.72	
941.90	
	818.00 256.50 116.72

Law Chambers Littleton Hackford Gippsland Legal Pty Ltd ABN 87 093 257 071

TRARALGON

Tel

Post

115-119 Hotham Street Traralgon Vic 3844 03 5176 1345 03 5174 9316

Fax 03 5174 9316

PO Box 347 Traralgon 3844

DX 84408 Traralgon

Funds required for Third Party Payments:

270		
PEXA Fees	116.60	

Available Balance – paid to your	\$ 287,740.74	
account ending 8687		
TOTAL	\$ 299,560.46	\$ 299,560.46

SALE

134 Raymond Street Sale Vic 3850

Tel 03 5144 5600 Fax 03 5144 2911

FITZROY

65A Gertrude Street Fitzroy Vic 3065

Tel 03 9419 2280

By appointment only

LITTLETON HACKFORD

Caitlin Mosley

Yours faithfully,

Encl.3

Incorporating

Gippsland Legal Conveyancing



www.littletonhackford.com.au

HENRIKSEN FROM IAN G MCEWAN PTY LTD PROPERTY: 34 BOGONG STREET, LAKES ENTRANCE

STATEMENT OF ADJUSTMENTS

DATE OF SETTLEMENT: 25/02/2021

	VENDOR	PURCHASER
East Gippsland Council - Rates, Charges & Levies \$1,636.55 Annually Paid to 30/06/2021 Purchaser allows 125 days		560,46
Less Vendor's Proportion	\$0.00	\$560.46 0.00
PURCHASER TO PAY VENDOR		\$560.46

SETTLEMENT STATEMENT

 Purchase Price:
 299,000.00

 Less Deposit Paid:
 1,000.00

 Balance:
 298,000.00

 Plus adjustments:
 560.46

 BALANCE DUE TO VENDOR:
 \$298,560.46

Prepared on: 2 March 2021

By: LITTLETON HACKFORD

Our Ref: **CM:201802**

E. & O. E.

LJ Hooker - Lakes Entrance Settlement Statement

511 Esplanade Lakes Entrance VIC 3909 78124069478

Tax Invoice

TO: Littleton Hackford Lawyer 134 Raymond Street, SALE VIC 3850

REG: Settlement of 34 Bogong Street, Lakes Entrance

Salesperson: Renee Shine

Unconditional Date: 05/02/2021 Settlement Date: 25/02/2021

Vendor: Ian McEwen

Purchaser: Robyn Gaye Henriksen

Sale Price: \$299,000.00

Balance due to East Gippsland Real Estate Pty Ltd	\$8,570.00
LESS Total funds held in trust	(\$1,000.00)
PLUS Balance on invoice #452366 (34 Bogong Street)	
	\$600.00
Balance on invoice #449540 (34 Bogong Street, LAKES ENTRANCE VIC 3909)	\$8,970,00

^{*}All items listed above include GST where applicable





Statement

lan McEwan 13 Fish Street, Lakes Entrance VIC 3909 Invoice Date 16 Feb 2021 East Gippland Real Estate Pty Ltd https://lakesentrance.ljhooker.com.au/

03 51 55 6777

Invoice # #2640032 511 Esplanade Lakes Entrance VIC

3909

ABN

78124069478

Property Address

34 Bogong Street Lakes Entrance

16 Feb 2021	credit on invoice #449540 (We are already holding \$1,000 in trust)		\$0.00	\$1,000.00	\$8,570.00
12 Feb 2021	invoice #452366 (34 Bogong Street)	26 Feb 2021	\$600.00	\$0.00	\$9,570.00
4 Feb 2021	invoice #449540 (34 Bogong Street. LAKES ENTRANCE VIC 3909)	26 Feb 2021	\$8,970.00	\$0.00	\$8,970.00
DATE	ACTIVITY	DUE DATE	THUOMA VIII	PAYMENTS	BALANCE

×

Payment Advice

deposit details

NAB Sales Trust BSB: 083 721 AC: 17286 3267 customer

Ian McEwan

overdue

current

total due

\$0.00

+ \$8,570.00

\$8,570.00

ABN 87 093 257 071



TAXATION INVOICE

Under the provisions of Legal Profession Uniform Law Application Act 2014 (Vic) and the Legal Professional Uniform General Rules 2015 legal practitioners can charge interest on accounts which are unpaid for 30 days (which notice is now given) at a rate of 2 per cent higher than the cash rate target, as fixed by the Reserve Bank of Australia, as at the date of the invoice. We will retain completed files for a period of 7 years after which time they are destroyed. If you wish to query this invoice, please make contact so we can address the query. If you wish to dispute this invoice you may have our costs assessed before the Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law within 12 months OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law within 60 days of the receipt of this invoice.

Our Ref: CM:201802

25 February 2021

Ian G McEwan Pty Ltd ACN 154315714 13 Fish Street LAKES ENTRANCE VIC 3909

Memorandum of Costs and Disbursements Your sale to Henriksen Property: 34 Bogong Street, Lakes Entrance

Professional Fees

Date	Description	Amount	GST
25/02/2021 Professional Costs of acting on your behalf		\$750.00	\$75.00
	to perfect sale of residential property:		
		\$750.00	\$75.00

Disbursements

Date	Description	Amount	GST
16/12/2020	VIC: Street Address Search - 34 BOGONG STREET, LAKES ENTRANCE 3909	\$12.68	\$1.27
16/12/2020	VIC: Certificate - Register Search Statement Volume 10274 Folio 953 (Supplier fee).	\$5.90	
16/12/2020	VIC: Certificate - Register Search Statement Volume 10274 Folio 953 (Search fee).	\$17.23	\$1.72
16/12/2020	VIC: Certificate - Copy of Plan Plan TP087234W (Supplier fee).	\$5.84	
16/12/2020	VIC: Certificate - Copy of Plan Plan TP087234W (Search fee).	\$10.51	\$1.05
11/02/2021	ASIC: Organisation Extract - IAN G MC EWAN PTY LTD ACN 154 315 714 (Supplier fee).	\$9.00	
11/02/2021	ASIC: Organisation Extract - IAN G MC EWAN PTY LTD ACN 154 315 714 (Search fee).	\$17.00	\$1.70
25/02/2021	Mail, fax, copy charges incurred by us	\$30.00	\$3.00

		\$108.16	\$8.74

Amount		GST	Payments Received	BALANCE DUE
	\$858.16	\$83.74	\$0.00	\$941.90

LITTLETON HACKFORD

E. & O.E.





I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Sundry Credito	rs (88000)				
Sundry Credit	ors (88000)				
30/06/2021	acc fee not paid thru fund			220.00	220.00 CR
30/06/2021	2020 levy to creditor - paid dec21			259.00	479.00 CR
	-			479.00	479.00 CR

Total Credits: 0.00
Total Credits: 479.00



Agent EAGER & PARTNERS

Client THE TRUSTEE FOR I G MCEWAN

SUPERANNUATION FUND

ABN 77 540 519 505

Accounts summary

Account	Payment reference number	Overdue	Balance
Income tax 551 THE TRUSTEE FOR I G MCEWAN SUPERANNUATION FUND	551009321097215621		\$0.00
Activity statement 001 THE TRUSTEE FOR I G MCEWAN SUPERANNUATION FUND	001775405195054860		\$0.00



Agent EAGER & PARTNERS

Client THE TRUSTEE FOR I G MCEWAN

SUPERANNUATION FUND

ABN 77 540 519 505 **TFN** 932 109 721

Income tax 551

 Date generated
 03/05/2022

 Overdue
 \$0.00

 Not yet due
 \$0.00

 Balance
 \$0.00

Transactions

4 results found - from 01 July 2020 to 03 May 2022 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
20 Aug 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR
1 Sep 2021	1 Jul 2021	General interest charge			\$259.00 DR
6 Dec 2021	3 Dec 2021	Payment received		\$259.00	\$0.00
6 Dec 2021	6 Dec 2021	General interest charge			\$0.00