

KERR FAMILY SF

Statement of Financial Position**As At 30 Jun 2023**

	As at 30 Jun 2022 Balance	Quantity	As at 30 Jun 2023 Balance	Quantity
Assets				
Investments				
Direct Property				
21 Winding Way Belair	\$ 0.00		\$ 730,300.97	1
58/95 Annandale Street Annandale NSW 2038	\$ 315,000.00	1	\$ 315,000.00	1
6/40-44 Glynburn Rd Hectorville South Australia 5240	\$ 330,000.00	1	\$ 330,000.00	1
Apartment 315 9 Paxtons Walk Adelaide	\$ 214,200.00	1	\$ 216,000.00	1
Total Direct Property	\$ 856,060.00		\$ 1,591,300.97	
Total Investments	\$ 856,060.00		\$ 1,591,300.97	
Other Assets				
Cash At Bank				
CBA Bank Cash Investment	\$ 19,547.57		\$ 60,875.85	
Total Cash At Bank	\$ 19,547.57		\$ 60,875.85	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
58/95 Annandale Street Annandale NSW 2038			\$ 0.00	
Total Direct Property	\$ 94.18		\$ 0.00	
Total Rent	\$ 94.18		\$ 0.00	
Total Investment Income Receivable	\$ 94.18		\$ 0.00	
Total Receivables	\$ 94.18		\$ 0.00	
Total Other Assets	\$ 19,641.75		\$ 60,875.85	
Total Assets	\$ 875,701.75		\$ 1,652,176.82	
Liabilities				
Income Tax Payable				
Provision for Income Tax	\$ 18.00		\$ 0.00	
Total Income Tax Payable	\$ 18.00		\$ 0.00	
Total Liabilities	\$ 18.00		\$ 0.00	
Net Assets				
Total Net Assets	\$ 875,683.75		\$ 1,652,176.82	
Member Entitlements				
Member Entitlement Accounts				
Mr Keith Kerr				
Accumulation	\$ 0.00		\$ 656,830.51	
Keith Kerr Pension	\$ 371,630.47		\$ 369,311.42	
Total Mr Keith Kerr	\$ 371,630.47		\$ 1,026,141.93	
Mrs Susan Kerr				
Accumulation	\$ 20,745.44		\$ 141,981.00	
Susan Kerr Pension ABP1	\$ 483,307.84		\$ 484,053.89	
Total Mrs Susan Kerr	\$ 504,053.28		\$ 626,034.89	
Total Member Entitlement Accounts	\$ 875,683.75		\$ 1,652,176.82	
Total Member Entitlements	\$ 875,683.75		\$ 1,652,176.82	

KERR FAMILY SF

Operating Statement

From 1 Jul 2022 to 30 Jun 2023

	1 Jul 2021 to 30 Jun 2022	1 Jul 2022 to 30 Jun 2023
Income		
Member Receipts		
Rollovers In		
Mr Keith Kerr	\$ 0.00	\$ 535,448.89
Total Rollovers In	\$ 0.00	\$ 535,448.89
Contributions		
Member		
Personal Non-Concessional		
Mr Keith Kerr	\$ 0.00	\$ 120,000.00
Mrs Susan Kerr	\$ 0.00	\$ 120,000.00
Total Personal Non-Concessional	\$ 0.00	\$ 240,000.00
Total Member	\$ 0.00	\$ 240,000.00
Government Co-Contributions		
Mrs Susan Kerr	\$ 500.00	\$ 0.00
Total Government Co-Contributions	\$ 500.00	\$ 0.00
Total Contributions	\$ 500.00	\$ 240,000.00
Total Member Receipts	\$ 500.00	\$ 775,448.89
Investment Gains		
Increase in Market Value		
Direct Property		
58/95 Annandale Street Annandale NSW 2038	\$ -16,500.00	\$ 1,500.00
6/40-44 Glynburn Rd Hectorville South Australia	\$ -17,290.00	\$ 1,640.00
Apartment 315 9 Paxtons Walk Adelaide SA	\$ -7,244.49	\$ 5,296.12
Total Direct Property	\$ -41,034.49	\$ 8,436.12
Total Increase in Market Value	\$ -41,034.49	\$ 8,436.12
Total Investment Gains	\$ -41,034.49	\$ 8,436.12
Investment Income		
Interest		
Cash At Bank		
CBA Bank Cash Investment	\$ 8.46	\$ 177.00
Total Cash At Bank	\$ 8.46	\$ 177.00
Total Interest	\$ 8.46	\$ 177.00
Rent		
Direct Property		
21 Winding Way Blair	\$ 0.00	\$ 500.00
58/95 Annandale Street Annandale NSW 2038	\$ 10,600.00	\$ 13,520.00
6/40-44 Glynburn Rd Hectorville South Australia	\$ 18,393.65	\$ 18,871.43
Apartment 315 9 Paxtons Walk Adelaide SA	\$ 16,840.00	\$ 19,240.00
Total Direct Property	\$ 45,833.65	\$ 52,131.43
Total Rent	\$ 45,833.65	\$ 52,131.43
Total Investment Income	\$ 45,842.11	\$ 52,308.43
Other Income		
ATO Interest Payments	\$ 0.00	\$ 3.94
Total Other Income	\$ 0.00	\$ 3.94
Total Income	\$ 5,307.62	\$ 836,197.38

Expenses**Member Payments**

Pensions Paid
Mr Keith Kerr

Keith Kerr Pension	\$	14,750.00	\$	12,250.00
Total Mr Keith Kerr	\$	14,750.00	\$	12,250.00
Mrs Susan Kerr				
Susan Kerr Pension ABP1	\$	14,750.00	\$	12,250.00
Total Mrs Susan Kerr	\$	14,750.00	\$	12,250.00
Total Pensions Paid	\$	29,500.00	\$	24,500.00
Total Member Payments	\$	29,500.00	\$	24,500.00

Other Expenses

Accountancy Fee	\$	2,035.00	\$	2,475.00
Auditor Fee	\$	764.50	\$	764.50

Depreciation

Capital Allowances				
Direct Property				
Apartment 315 9 Paxtons Walk Adelaide SA	\$	4,033.51	\$	3,496.12
Total Direct Property	\$	4,033.51	\$	3,496.12
Total Capital Allowances	\$	4,033.51	\$	3,496.12
Total Depreciation	\$	4,033.51	\$	3,496.12

Postage Printing and Stationery	\$	0.00	\$	8.10
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Property Expenses

Advertising

Direct Property				
58/95 Annandale Street Annandale NSW 2038	\$	0.00	\$	290.00
6/40-44 Glynburn Rd Hectorville South Australia	\$	0.00	\$	290.00
Apartment 315 9 Paxtons Walk Adelaide SA	\$	290.00	\$	0.00
Total Direct Property	\$	290.00	\$	580.00
Total Advertising	\$	290.00	\$	580.00

Agents Management Fee

Direct Property				
58/95 Annandale Street Annandale NSW 2038	\$	824.60	\$	954.32
6/40-44 Glynburn Rd Hectorville South Australia	\$	1,416.30	\$	1,474.73
Apartment 315 9 Paxtons Walk Adelaide SA	\$	1,428.68	\$	1,613.48
Total Direct Property	\$	3,669.58	\$	4,042.53
Total Agents Management Fee	\$	3,669.58	\$	4,042.53

Council Rates

Direct Property				
21 Winding Way Belair	\$	0.00	\$	43.52
58/95 Annandale Street Annandale NSW 2038	\$	1,210.50	\$	1,236.50
6/40-44 Glynburn Rd Hectorville South Australia	\$	1,026.95	\$	1,058.90
Apartment 315 9 Paxtons Walk Adelaide SA	\$	1,417.50	\$	1,498.65
Total Direct Property	\$	3,654.95	\$	3,837.57
Total Council Rates	\$	3,654.95	\$	3,837.57

Insurance Premium

Direct Property				
21 Winding Way Belair	\$	0.00	\$	1,283.58
58/95 Annandale Street Annandale NSW 2038	\$	292.15	\$	310.18
6/40-44 Glynburn Rd Hectorville South Australia	\$	153.45	\$	159.61
Apartment 315 9 Paxtons Walk Adelaide SA	\$	174.00	\$	193.88
Total Direct Property	\$	619.60	\$	1,947.25
Total Insurance Premium	\$	619.60	\$	1,947.25

Legal Fees

Direct Property				
21 Winding Way Belair	\$	0.00	\$	4.34
58/95 Annandale Street Annandale NSW 2038	\$	341.00	\$	0.00
6/40-44 Glynburn Rd Hectorville South Australia	\$	374.00	\$	557.55
Apartment 315 9 Paxtons Walk Adelaide SA	\$	407.00	\$	84.55
Total Direct Property	\$	1,122.00	\$	646.44
Total Legal Fees	\$	1,122.00	\$	646.44

Property Capital Improvement

Direct Property

6/40-44 Glynburn Rd Hectorville South Australia	\$	0.00	\$	4,901.76
Total Direct Property	\$	0.00	\$	4,901.76
Total Property Capital Improvement	\$	0.00	\$	4,901.76
Repairs Maintenance				
Direct Property				
6/40-44 Glynburn Rd Hectorville South Australia	\$	394.00	\$	949.63
Apartment 315 9 Paxtons Walk Adelaide SA	\$	198.00	\$	1,427.60
Total Direct Property	\$	592.00	\$	2,377.23
Total Repairs Maintenance	\$	592.00	\$	2,377.23
Stationery Phone and Postage				
Direct Property				
58/95 Annandale Street Annandale NSW 2038	\$	0.00	\$	8.50
Total Direct Property	\$	0.00	\$	8.50
Total Stationery Phone and Postage	\$	0.00	\$	8.50
Strata Levy Fee				
Direct Property				
58/95 Annandale Street Annandale NSW 2038	\$	4,182.32	\$	3,322.38
6/40-44 Glynburn Rd Hectorville South Australia	\$	1,920.00	\$	2,002.00
Apartment 315 9 Paxtons Walk Adelaide SA	\$	2,632.00	\$	2,615.00
Total Direct Property	\$	8,734.32	\$	7,939.38
Total Strata Levy Fee	\$	8,734.32	\$	7,939.38
Sundry Expenses				
Direct Property				
6/40-44 Glynburn Rd Hectorville South Australia	\$	93.08	\$	0.00
Apartment 315 9 Paxtons Walk Adelaide SA	\$	93.07	\$	0.00
Total Direct Property	\$	186.15	\$	0.00
Total Sundry Expenses	\$	186.15	\$	0.00
Water Rates				
Direct Property				
21 Winding Way Belair	\$	0.00	\$	20.26
58/95 Annandale Street Annandale NSW 2038	\$	629.33	\$	667.53
6/40-44 Glynburn Rd Hectorville South Australia	\$	566.85	\$	447.70
Apartment 315 9 Paxtons Walk Adelaide SA	\$	750.98	\$	785.44
Total Direct Property	\$	1,947.16	\$	1,920.93
Total Water Rates	\$	1,947.16	\$	1,920.93
Total Property Expenses	\$	20,815.76	\$	28,201.59
SMSF Supervisory Levy	\$	259.00	\$	259.00
Total Other Expenses	\$	27,907.77	\$	35,204.31
Total Expenses	\$	57,407.77	\$	59,704.31
Income Tax				
Income Tax Expense				
Income Tax Expense	\$	18.00	\$	0.00
Total Income Tax Expense	\$	18.00	\$	0.00
Total Income Tax	\$	18.00	\$	0.00
Net Profit (Loss) Total	\$	-52,118.15	\$	776,493.07

Level 2/11 York Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

limeactuarial.com.au
certificates@limeactuarial.com.au
1300 546 300
02 8096 5901

18 December 2023

Certificate No. 316396.1

The Trustees
KERR FAMILY SUPERANNUATION FUND

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for KERR FAMILY SUPERANNUATION FUND for the financial year ending 30 June 2023. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

This Actuarial Certificate relies upon information provided to us by Ocean View Solutions Pty Ltd on behalf of the Trustees of KERR FAMILY SUPERANNUATION FUND. The key information I have relied upon is shown in Appendix 1.

You have stated that:

- Any assets segregated by election (using separate asset pools) have been removed from the data entered.
- The Fund has met the Minimum Pension Standards. That is, the required minimum amount has been withdrawn from the pension during the financial year.
- The types of pensions in the Fund include Allocated Pensions, Market-linked pensions, Term allocated pensions and Account based pensions. They do not include Defined Benefits pensions.
- The pensions valued meet the requirements to be considered Retirement Superannuation Income Streams under the Income Tax Assessment Act 1997.

My calculations have been based on draft financial statements. If any information provided, as shown in Appendix 1, changes materially then you should revise that information and obtain an updated Actuarial Certificate. If you don't have login details then you can contact Lime Actuarial to obtain your login details. There is no charge for updating your Actuarial Certificate.

Exempt proportion

The fund had unsegregated assets during these periods:

- 1 July 2022 to 30 June 2023

For the remainder of the year (if applicable), all assets were segregated. During the period where there were unsegregated assets, the exempt proportion of assessable income is calculated as follows:

	Start of year	End of year	Average
Unsegregated Retirement Income Stream Liabilities	\$854,938	\$853,365*	\$836,463
Unsegregated Superannuation liabilities	\$875,684	\$1,652,177*	\$931,950
Exempt Proportion			89.75%

*Estimate

The estimated net assets at 30 June 2023 were \$1,652,177.

The average liabilities are calculated with regard to all transactions taking place during the period in which there were unsegregated assets.

I certify that **89.75%** of investment income earned by the fund during the year ended 30 June 2023 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Tax exempt %	Taxable %
Keith Frederick Kerr	38.88%	5.41%
Susan Kay Kerr	50.87%	4.84%
Reserves	0.00%	0.00%
Total	89.75%	10.25%

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2023 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,



Greg Einfeld MEd, MBA
Fellow of the Institute of Actuaries of Australia

APPENDIX 1: INFORMATION YOU HAVE PROVIDED

Fund details

Fund name	KERR FAMILY SUPERANNUATION FUND
Fund ABN	91984455291
Trustee Type	Individual
Number of Trustees	2
Trustee name	Keith Frederick Kerr Susan Kay Kerr
Financial Year	2022-2023
Fund established during the financial year?	No
Fund wound up during the financial year?	No
Are there any assets segregated by election?	No

Member details

Member name	Date of birth	Joined during this year?	Exited the fund?	Exit the fund as a result of death?
Keith Frederick Kerr	09/12/1949	No	No	No
Susan Kay Kerr	21/05/1958	No	No	No

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
Keith Frederick Kerr	\$0.00	\$371,630.47	N/A
Susan Kay Kerr	\$20,745.44	\$483,307.84	N/A
Reserve	N/A	N/A	\$0.00

Eligibility for Segregation

Name	Yes / No
The fund is eligible for segregation	Yes

Member Cash (External) Transactions

Transaction Type	Date	Amount	Member
Retirement Withdrawal	08/07/2022	\$3,750.00	Keith Frederick Kerr
Retirement Withdrawal	01/08/2022	\$1,500.00	Keith Frederick Kerr
Retirement Withdrawal	03/09/2022	\$3,000.00	Keith Frederick Kerr
Retirement Withdrawal	03/11/2022	\$1,750.00	Keith Frederick Kerr
Retirement Withdrawal	04/02/2023	\$750.00	Keith Frederick Kerr
Retirement Withdrawal	04/04/2023	\$1,500.00	Keith Frederick Kerr
Non-Concessional Contribution	19/04/2023	\$120,000.00	Keith Frederick Kerr
Transfer In	13/06/2023	\$535,448.89	Keith Frederick Kerr
Retirement Withdrawal	08/07/2022	\$3,750.00	Susan Kay Kerr
Retirement Withdrawal	01/08/2022	\$1,500.00	Susan Kay Kerr
Retirement Withdrawal	20/09/2022	\$3,000.00	Susan Kay Kerr
Retirement Withdrawal	03/11/2022	\$1,750.00	Susan Kay Kerr
Retirement Withdrawal	04/02/2023	\$750.00	Susan Kay Kerr
Retirement Withdrawal	04/04/2023	\$1,500.00	Susan Kay Kerr
Non-Concessional Contribution	18/04/2023	\$120,000.00	Susan Kay Kerr

Non Cash (Internal) Transactions

Transaction Type	Date	Member	Amount
No non cash (Internal) transactions found.			

Closing Balances

Date	Amount
30/6/2023	\$1,652,176.82*

*Estimate

APPENDIX 2:**Description of Member Cash Transaction Types**

Transaction Type	Includes
Concessional Contribution	One off and regular Concessional contributions
Non-Concessional Contribution	Non-Concessional Contributions
Transfer In	Transfers from outside the fund into accumulation accounts including Rollovers In and Insurance claims received.
Non Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has not met a condition of release and from accumulation accounts. Includes lump sum benefits, death benefits, rollovers out, insurance premiums, and pension drawdowns from TTR accounts where the member has not met a condition of release.
Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has met a condition of release and from Account Based Pension accounts. Includes pension drawdowns, lump sum benefits, death benefits, rollovers out, insurance premiums.

Description of Non-Cash Transaction Types

Transaction Type	Includes
Account Based Pension Commencements	Account Based Pensions commenced during the financial year. Do not include pensions commenced in previous years, these are shown as opening balances. Do not include TTR Pensions. An Account Based Pension commencement involves transferring member balances from Accumulation to Account Based Pension.
Retirement Pension Commutation	Retirement Pensions ceased either in part or in entirety, where balances are transferred from Retirement (TTR pension where a condition of release has been met, and Account Based Pension) to Accumulation.
Retirement Pension Reversion	Transfers of a retirement pension balance from a deceased member to a surviving spouse.
Conversions from TTR to Retirement Pension	Conversion of a TTR to a Retirement Pension when a member meets a condition of release.
Contribution Split	Contributions which are split from one spouse to another. The amount split will be up to 85% of the original concessional contribution. Note that the original concessional contribution will also be shown on this form if it took place in the same year.
Transfers from Reserves to Non Retirement	Transfer from reserve account to a member Accumulation account or TTR pension.
Transfers from Reserves to Retirement	Transfer from reserve account to a member TTR pension where a condition of release has been met or Account Based Pension.

APPENDIX 3: ASSUMPTIONS

I have assumed that all transactions occur before investment income is earned each day

No assumptions are required to calculate the rate of increase in pension liability and earning rate as by definition, the value of assets and liabilities of account based income streams must be equal.

1st Dec 2023

Kerr Family Superannuation Fund (Keith & Susan)
279 Nelson Street
ANNANDALE NSW 2038

Dear Keith & Susan,

Re: MARKET ESTIMATE FOR 58/95 Annandale Street ANNANDALE

Thank you for providing Callagher with the opportunity to pass along our opinion of value regarding the potential sale price of your property.

In determining a market estimate we take into consideration many factors including comparable sales, the current state of the market, your property's location and its presentation. The current demand for your type of property will also impact on the price we can achieve for you.

We believe a realistic selling price in today's market for your property would be in the vicinity of

~~\$320,000.~~ **\$315,000.** ~~NO~~ SEE FILE NOTE BELOW

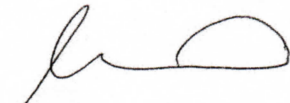
Comparable Sales

Address	Bed	Bath	Car	Price	Date Sold
7/95 Annandale Street, Annandale (Renovated)	0	1	1	\$372,000	28 March 2023
29/95 Annandale Street, Annandale (Renovated)	0	1	0	\$330,000	07 August 2023
65/95 Annandale Street, Annandale (Renovated)	0	1	0	\$320,000	13 July 2023
69/95 Annandale Street, Annandale (Renovated)	0	1	1	\$367,000	29 March 2023

If you are ready to sell, we can then prepare a more detailed recommendation including a tailored marketing strategy, sales method and price positioning.

For more information on this estimate or for a confidential discussion on selling, please do not hesitate to contact us.

Yours faithfully,



Cary Giezekamp
Managing Director
0411 587 775
cary@callagher.com.au

FILE NOTE
~~NO~~ Saturday 9th December 2023
Spoke by telephone with Cary Giezekamp at 11.47AM & he agreed that a realistic price for 58/95 Annandale St., Annandale would be \$315,000 (not \$320,000) given that 29/95 + 65/95 Annandale Street had been renovated & 58/95 had not. He authorised ^{me} to change the above market estimate from \$320,000 to \$315,000 & to make this note accordingly.

DISCLAIMER "This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure it is an opinion only and not to be taken as a sworn valuation. We shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way."

JK
TK
KEITH KERR for
the Kerr Family Superannuation Fund

17 November 2023

Dear Keith & Susan,

Thank you for allowing me to conduct an appraisal on your properties.

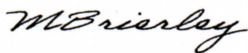
RE: 40/44 Glynburn Road Hectorville

Based on current market trends, I believe the property would sell in the vicinity of \$330,000.00. This is a market appraisal and not a formal valuation and therefore cannot be relied upon as such.

RE: 315/9 Paxton Walk Adelaide

Based on current market trends, I believe the property would sell in the vicinity of \$216,000.00. This is a market appraisal and not a formal valuation and therefore cannot be relied upon as such.

Kind regards

A handwritten signature in cursive script that reads 'Mariah Brierley'.

Mariah Brierley
Senior Property Manager

DISCLAIMER

This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. Please refer to attached form regarding provision of financial advice.

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road Kensington Park
SA 5068
RLA 275279
ABN 55613383485

T (08) 8431 8431

F (08) 8431 2316

E mbrierley@ljhkensingtonunley.com.au

W kensingtonunley.ljhooker.com.au

Our Ref: JAP:LF:A230593

14 June 2023

Mr KF & Mrs SK Kerr
 279 Nelson Street
 ANNANDALE NSW 2038

AMENDED SETTLEMENT STATEMENT

PURCHASE OF 21 WINDING WAY BELAIR SA ON ACCOUNT: KERR FAMILY SUPERANNUATION FUND

	Debit	Credit
To: Purchase Price	\$690,000.00	
To: Adjustment of Rates and Taxes as at 21st June 2023		
To: Land Tax		Nil
To: SA Water Rates \$739.28 per annum Paid to 30.06.2023 Purchaser's share 10 days		20.26
To: Council Rates \$1,588.30 per annum Paid to 30.06.2023 Purchaser's share 10 days		43.52
To: Emergency Services Levy - \$158.45 per annum Paid to 30.06.2023 Purchaser's share 10 days		4.34
*To Stamp duty on Transfer	31,780.00	
*To Registration fee on Transfer	6,165.00	
*To Registration fee on Vendors CBA Discharge of Mortgage	179.00	
*To PEXA transaction fee	123.97	

Adelaide

Pirie house, Level 6, 89 Pirie Street
 Adelaide SA 5000
 GPO Box 74 Adelaide SA 5001
 P 08 8414 3400

Port Lincoln

11 Mortlock Terrace
 Port Lincoln SA 5606
 PO Box 411 Port Lincoln SA 5606
 P 08 8682 3133

Clare

165 Main North Road
 Clare SA 5453
 PO Box 671 Clare SA 5453
 P 08 8842 1833

Barossa Valley

41 Tanunda Road
 Nuriootpa SA 5355
 PO Box 339 Nuriootpa SA 5355
 P 08 8561 1000

Regional Offices (By appointment only)

P 1300 414 414 Balaklava, Burra, Bordertown, Ceduna, Cleve, Cummins, Elliston, Kadina, Kerth, Kimba,
 McLaren Vale, Riverton, Streaky Bay, Wudinna

*By	Allowance made to Purchaser by Vendor for registration of Discharge of Mortgage		\$179.00
By:	Deposit Paid – paid direct to Vendors		240,000.00
By:	Further Deposit paid direct to Vendors		450,000.00
*To	Our costs and disbursements as per memorandum herewith	2,232.00	
*By	Balance due by you		40,369.09
		<u>\$730,548.09</u>	<u>\$730,548.09</u>

E. & O.E.

We have examined this Settlement Statement and hereby authorise and request that all items marked with an asterisk are to be paid from monies held in trust.

We further authorise and request for all or any part of the purchase price and the adjustments set out above, to be paid from monies held in Mellor Olsson’s Trust Account, as directed or required by the Vendor’s representative to effect settlement of the purchase of the above property via the PEXA platform or otherwise, taking into account any monies to be paid from any other source i.e. financial institution, without requiring any further direction from us.

Signed:
Keith Frederick Kerr
as Trustee of the Kerr Family Superannuation Fund

Signed:
Susan Kay Kerr
as Trustee of the Kerr Family Superannuation Fund

Dated:

Our Ref: JAP:A230593
Your Ref:**BILL NO. 272627**Bill Date: 10 May 2023
Due Date:To: Mr K.F & Mrs S.K Kerr
279 Nelson Street
ANNANDALE NSW 2038**TAX INVOICE****RE: Purchase of 21 Winding Way Belair SA 5052 on A/c Kerr Family Superannuation Fund****ACCOUNT SUMMARY:**

PROFESSIONAL FEES	\$2,000.00
DISBURSEMENTS	\$32.00
TOTAL GST APPLIED	\$200.00
INVOICE TOTAL	<u>\$2,232.00</u>
PROFESSIONAL FEES AND DISBURSEMENTS NOW DUE	<u>\$2,232.00</u>

**** AMOUNT DUE NIL. THIS INVOICE WILL BE PAID FROM TRUST FUNDS. ****

Detailed information supporting this tax invoice is attached.

Adelaide
Pirie house, Level 6, 89 Pirie Street
Adelaide SA 5000
GPO Box 74 Adelaide SA 5001
P 08 8414 3400**Port Lincoln**
11 Mortlock Terrace
Port Lincoln SA 5606
PO Box 411 Port Lincoln SA 5606
P 08 8682 3133**Clare**
165 Main North Road
Clare SA 5453
PO Box 671 Clare SA 5453
P 08 8842 1833**Barossa Valley**
41 Tanunda Road
Nuriootpa SA 5355
PO Box 339 Nuriootpa SA 5355
P 08 8561 1000**Regional Offices (By appointment only)** P 1300 414 414 Balaklava, Burra, Bordertown, Ceduna, Cleve, Cummins, Elliston, Kadina, Keith, Kimba,
McLaren Vale, Riverton, Streaky Bay, Wudinna

Mr K.F & Mrs S.K Kerr Purchase of 21 Winding Way Belair SA 5052 on A/c Kerr Family Superannuation Fund

ACCOUNT DETAILS

Professional Fees

TO OUR CHARGES for professional services rendered in connection with the above matter	\$2,000.00
Plus GST	200.00
Total Fees (GST Inclusive)	<u>\$2,200.00</u>

EXPENSES NOT SUBJECT TO GST

Date	Description	Amount
12/04/23	Land Services Group - CT5384	\$32.00
	Amount	<u>\$32.00</u>
Total Expenses		<u>\$32.00</u>

With compliments

MELLOR OLSSON

Per:



E & OE

If you have any queries in relation to your fees please contact our office.

Form 2 – Notification of client’s rights (regulation 63)

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- requesting an itemised bill,
- discussing your concerns with us,
- having our costs adjudicated,
- apply to set aside our costs agreement,
- making a complaint to the Legal Profession Conduct Commissioner (if you believe there has been overcharging).

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled “Your right to challenge legal costs”. You can ask us for a copy or obtain it from the Law Society of South Australia (or download it from their website).

SUSAN KAY KERR AND KEITH FREDERICK KERR ITF
 KERR FAMILY SUPERANNUATION FUND
 279 NELSON ST
 ANNANDALE NSW Australia 2038

27 July 2023

Dear SUSAN KAY KERR AND KEITH FREDERICK KERR ITF KERR FAMILY SUPERANNUATION FUND,
 Here's your account information and a list of transactions from 01/07/22-13/08/22.

Account name SUSAN KAY KERR AND KEITH FREDERICK KERR ITF KERR FAMILY SUPERANNUATION FUND
BSB 062102
Account number 10218732
Account type CDIA
Date opened 26/07/2013

Date	Transaction details	Amount	Balance
01 Jul 2022	Credit Interest	\$2.12	\$19,549.69
06 Jul 2022	SA WATER NetBank BPAY 8888 1723906206 Water Hectorville	-\$142.10	\$19,407.59
08 Jul 2022	Transfer to xx4111 NetBank Drawings SMSF	-\$7,500.00	\$11,907.59
12 Jul 2022	DEFT PAYMENTS NetBank BPAY 96503 3051850840406 Strata Hectorville	-\$480.00	\$11,427.59
15 Jul 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,329.12	\$12,756.71
22 Jul 2022	SA WATER NetBank BPAY 8888 0203380306 SA Water Paxton W	-\$197.53	\$12,559.18
22 Jul 2022	DEFT PAYMENTS NetBank BPAY 96503 20041654330486100582 Strata Annandale	-\$885.11	\$11,674.07
29 Jul 2022	Direct Credit 529420 Callagher Estate Rent	\$290.72	\$11,964.79
29 Jul 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,318.12	\$13,282.91
01 Aug 2022	Credit Interest	\$4.53	\$13,287.44
01 Aug 2022	Transfer to xx4111 NetBank Drawings SMSF	-\$3,000.00	\$10,287.44
13 Aug 2022	DEFT PAYMENTS NetBank BPAY 96503 3052003623158 StrataNorthTerrace	-\$647.00	\$9,640.44

Any pending transactions haven't been included in this list. Proceeds of cheques aren't available until cleared.

If you have questions or need more information, go to commbank.com.au/support.

Yours sincerely,



Brian Moseley
General Manager, Retail Customer Service

SUSAN KAY KERR AND KEITH FREDERICK KERR ITF
 KERR FAMILY SUPERANNUATION FUND
 279 NELSON ST
 ANNANDALE NSW Australia 2038

27 July 2023

Dear SUSAN KAY KERR AND KEITH FREDERICK KERR ITF KERR FAMILY SUPERANNUATION FUND,
 Here's your account information and a list of transactions from 02/08/22-30/06/23.

Account name SUSAN KAY KERR AND KEITH FREDERICK KERR ITF KERR FAMILY SUPERANNUATION FUND
BSB 062102
Account number 10218732
Account type CDIA
Date opened 26/07/2013

Date	Transaction details	Amount	Balance
13 Aug 2022	DEFT PAYMENTS NetBank BPAY 96503 3052003623158 StrataNorthTerrace	-\$647.00	\$9,640.44
15 Aug 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,392.44	\$11,032.88
26 Aug 2022	CITY OF CAMPBELLTOWN NetBank BPAY 8706 8649 Rates Hectorville	-\$263.90	\$10,768.98
26 Aug 2022	CITY OF ADELAIDE NetBank BPAY 36095 304303 RatesPaxtonWalk	-\$374.95	\$10,394.03
31 Aug 2022	Direct Credit 529420 Callagher Estate Rent	\$1,449.54	\$11,843.57
31 Aug 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,318.12	\$13,161.69
01 Sep 2022	Credit Interest	\$7.05	\$13,168.74
01 Sep 2022	REVSA - ESL NetBank BPAY 24257 5057614314 EmergServLevy	-\$180.10	\$12,988.64
03 Sep 2022	Transfer to xx4111 NetBank top up	-\$3,000.00	\$9,988.64
15 Sep 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,590.22	\$11,578.86
20 Sep 2022	Transfer to xx4111 NetBank DrawingSMSF	-\$3,000.00	\$8,578.86
30 Sep 2022	Direct Credit 529420 Callagher Estate Rent	\$964.36	\$9,543.22
30 Sep 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,318.12	\$10,861.34
01 Oct 2022	Credit Interest	\$3.64	\$10,864.98

Date	Transaction details	Amount	Balance
14 Oct 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,087.12	\$11,952.10
17 Oct 2022	DEFT PAYMENTS NetBank BPAY 96503 3051850840406 StrataHectorville	-\$480.00	\$11,472.10
27 Oct 2022	SA WATER NetBank BPAY 8888 1723906206 WaterHectorville	-\$146.65	\$11,325.45
27 Oct 2022	DEFT PAYMENTS NetBank BPAY 96503 20041654330486100582 StrataAnnandale	-\$775.85	\$10,549.60
27 Oct 2022	SA WATER NetBank BPAY 8888 0203380306 WaterPaxtonWalk	-\$205.82	\$10,343.78
31 Oct 2022	Direct Credit 529420 Callagher Estate Rent	\$797.04	\$11,140.82
31 Oct 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$2,001.14	\$13,141.96
01 Nov 2022	Credit Interest	\$16.31	\$13,158.27
03 Nov 2022	Transfer to xx4111 NetBank DrawingSMSF	-\$3,500.00	\$9,658.27
08 Nov 2022	DEFT PAYMENTS NetBank BPAY 96503 3052003623158 StrataNthTerrace	-\$656.00	\$9,002.27
10 Nov 2022	Direct Credit 611668 CALLAG 58/95 Ann 0000000001708833	\$480.68	\$9,482.95
15 Nov 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$343.52	\$9,826.47
17 Nov 2022	Transfer to other Bank NetBank PacificRidgInv9630	-\$3,239.50	\$6,586.97
24 Nov 2022	TAX OFFICE PAYMENTS NetBank BPAY 75556 551009494193773121 SMSFtax2022	-\$277.00	\$6,309.97
24 Nov 2022	Direct Credit 611668 CALLAG 58/95 Ann 0000000001759434	\$176.68	\$6,486.65
28 Nov 2022	CITY OF CAMPBELLTOWN NetBank BPAY 8706 8649 RatesHectorville	-\$265.00	\$6,221.65
28 Nov 2022	CITY OF ADELAIDE NetBank BPAY 36095 304303 RatesPaxtonWalk	-\$374.75	\$5,846.90
30 Nov 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,318.12	\$7,165.02
01 Dec 2022	Credit Interest	\$1.30	\$7,166.32
08 Dec 2022	Direct Credit 611668 CALLAG 58/95 Ann 0000000001815363	\$480.68	\$7,647.00
13 Dec 2022	APIA NetBank BPAY 5132 034918727 InsHectorville	-\$159.61	\$7,487.39
15 Dec 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,329.12	\$8,816.51
18 Dec 2022	SA WATER NetBank BPAY 8888 1723906206 water Hectorville	-\$146.65	\$8,669.86

Date	Transaction details	Amount	Balance
22 Dec 2022	Direct Credit 611668 CALLAG 58/95 Ann 0000000001867073	\$485.68	\$9,155.54
30 Dec 2022	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,183.47	\$10,339.01
01 Jan 2023	Credit Interest	\$1.19	\$10,340.20
05 Jan 2023	DEFT PAYMENTS NetBank BPAY 96503 3051850840406 StrataHectorville	-\$521.00	\$9,819.20
05 Jan 2023	Direct Credit 611668 CALLAG 58/95 Ann 0000000001918833	\$480.68	\$10,299.88
13 Jan 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,329.12	\$11,629.00
19 Jan 2023	SA WATER NetBank BPAY 8888 0203380306 Water Paxton Walk	-\$193.84	\$11,435.16
20 Jan 2023	Direct Credit 611668 CALLAG 58/95 Ann 0000000001970622	\$485.68	\$11,920.84
31 Jan 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$53.64	\$11,974.48
01 Feb 2023	Credit Interest	\$20.03	\$11,994.51
02 Feb 2023	Direct Credit 611668 CALLAG 58/95 Ann 0000000002025953	\$8.48	\$12,002.99
04 Feb 2023	Transfer to xx4111 NetBank DrawingSMSF	-\$1,500.00	\$10,502.99
09 Feb 2023	DEFT PAYMENTS NetBank BPAY 96503 3052003623158 StrataNthTerrace	-\$656.00	\$9,846.99
14 Feb 2023	APIA NetBank BPAY 5132 066252522 InsurPaxtonWalk	-\$193.88	\$9,653.11
15 Feb 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$683.02	\$10,336.13
16 Feb 2023	Direct Credit 611668 CALLAG 58/95 Ann 0000000002075799	\$485.68	\$10,821.81
20 Feb 2023	CITY OF CAMPBELLTOWN NetBank BPAY 8706 8649 RatesGlynburn Rd	-\$265.00	\$10,556.81
20 Feb 2023	CITY OF ADELAIDE NetBank BPAY 36095 304303 RatesPaxtonWalk	-\$374.75	\$10,182.06
20 Feb 2023	Transfer from xx4111 NetBank DepositSMSF	\$10,000.00	\$20,182.06
20 Feb 2023	DEFT PAYMENTS NetBank BPAY 96503 20041654330486100582 StrataAnnandale	-\$830.71	\$19,351.35
22 Feb 2023	Transfer to xx4111 NetBank DrawingsSMSF	-\$2,500.00	\$16,851.35
28 Feb 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,871.92	\$18,723.27
01 Mar 2023	Credit Interest	\$17.65	\$18,740.92

Date	Transaction details	Amount	Balance
02 Mar 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002132943	\$480.68	\$19,221.60
15 Mar 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,311.69	\$20,533.29
16 Mar 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002183560	\$485.68	\$21,018.97
23 Mar 2023	Transfer to xx4111 NetBank DrawingsSMSF	-\$2,500.00	\$18,518.97
30 Mar 2023	Transfer to xx4111 NetBank DrawingsSMSF	-\$2,500.00	\$16,018.97
30 Mar 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002230888	\$485.68	\$16,504.65
31 Mar 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,128.75	\$17,633.40
01 Apr 2023	Credit Interest	\$38.58	\$17,671.98
04 Apr 2023	Transfer to xx4111 NetBank DrawingsSMSF	-\$3,000.00	\$14,671.98
11 Apr 2023	DEFT PAYMENTS NetBank BPAY 96503 3051850840406 StrataHectorville	-\$521.00	\$14,150.98
13 Apr 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002281610	\$466.05	\$14,617.03
14 Apr 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,458.34	\$16,075.37
18 Apr 2023	Transfer from xx4111 NetBank Transfer to SMSF	\$120,000.00	\$136,075.37
19 Apr 2023	Transfer from xx4111 NetBank Transfer to SMSF	\$120,000.00	\$256,075.37
19 Apr 2023	Wdl Branch BROADWAY	-\$240,000.00	\$16,075.37
20 Apr 2023	Transfer to xx4111 NetBank DrawingsSMSF	-\$2,500.00	\$13,575.37
25 Apr 2023	SA WATER NetBank BPAY 8888 0203380306 Water Paxton Walk	-\$188.25	\$13,387.12
29 Apr 2023	DEFT PAYMENTS NetBank BPAY 96503 20041654330486100582 Strata AnnandaleSt	-\$830.71	\$12,556.41
30 Apr 2023	DEFT PAYMENTS NetBank BPAY 96503 3052003623158 Strata NthTerrace	-\$656.00	\$11,900.41
01 May 2023	Credit Interest	\$37.65	\$11,938.06
09 May 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002383416	\$15.62	\$11,953.68
11 May 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002392764	\$485.68	\$12,439.36
25 May 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002448577	\$485.68	\$12,925.04

Date	Transaction details	Amount	Balance
26 May 2023	Direct Credit 012721 ATO ATO008000017984312	\$3.94	\$12,928.98
26 May 2023	CITY OF CAMPBELLTOWN NetBank BPAY 8706 8649 Rates Hectorville	-\$265.00	\$12,663.98
26 May 2023	CITY OF ADELAIDE NetBank BPAY 36095 304303 RatesAdelaidePaxWa	-\$374.20	\$12,289.78
31 May 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$854.06	\$13,143.84
01 Jun 2023	Credit Interest	\$26.95	\$13,170.79
08 Jun 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002508878	\$480.68	\$13,651.47
13 Jun 2023	Direct Credit 283804 AUSTRALIANSUPER 800000001963348304	\$535,448.89	\$549,100.36
15 Jun 2023	Wdl Branch BROADWAY	-\$450,000.00	\$99,100.36
15 Jun 2023	Transfer to other Bank NetBank A230593 LegalsWW	-\$40,369.09	\$58,731.27
15 Jun 2023	Transfer to xx4111 NetBank Postage Legals WW	-\$8.10	\$58,723.17
15 Jun 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,192.69	\$59,915.86
19 Jun 2023	APIA NetBank BPAY 5132 070358589 InsurAnnStreet	-\$310.18	\$59,605.68
22 Jun 2023	Direct Credit 611668 CALLAG 58/95 Ann 000000002563453	\$485.68	\$60,091.36
24 Jun 2023	Transfer to xx4111 NetBank ApialInsuranceWW	-\$1,283.58	\$58,807.78
27 Jun 2023	Fast Transfer From THOMAS KERR 21 Winding Way Rent	\$500.00	\$59,307.78
30 Jun 2023	Direct Credit 469451 LJ Hooker Kensin RENT PAYMENT	\$1,568.07	\$60,875.85

Any pending transactions haven't been included in this list. Proceeds of cheques aren't available until cleared.

If you have questions or need more information, go to commbank.com.au/support.

Yours sincerely,



Brian Moseley
General Manager, Retail Customer Service

Rollover benefits statement

Section A: Receiving fund

1 **Australian business number (ABN)**

2 **Fund name**

3 **Postal address**

Suburb/town/locality State/territory Postcode
Country if outside Australia

4 (a) **Unique Superannuation Identifier (USI)**
(b) **Member Client Identifier**

Section B: Member details

5 **Tax file number (TFN)**

6 **Full name**
Title
Family name
First given name Other given names

7 **Residential address**
Street address

Suburb/town/locality State/territory Postcode
Country if outside Australia

8 **Date of birth** Day/Month/Year

9 **Sex** Male Female

10 **Daytime phone number (include area Code)**

11 **Email address (if applicable)**

Section C: Rollover transaction details

12	Service period start date	Day/Month/Year	20/11/1978
13	Tax components:		
	Tax-free component	\$	149,355.95
	KiwiSaver tax-free component	\$	0.00
	Taxable component:		
	Element taxed in the fund	\$	386,092.94
	Element untaxed in the fund	\$	0.00
	TOTAL Tax components	\$	535,448.89
14	Preservation amounts:		
	Preserved amount	\$	0.00
	KiwiSaver preserved amount	\$	0.00
	Restricted non-preserved amount	\$	0.00
	Unrestricted non-preserved amount	\$	535,448.89
	TOTAL Preservation amounts	\$	535,448.89

Section D: Non-complying funds

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

16	Fund's ABN	65 714 394 898
17	Fund's name	AustralianSuper
18	Contact name	AustralianSuper Contact Centre
19	Daytime phone number (include area Code)	1300 300 273
20	Email address (if applicable)	australiansuper.com/email

Section F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION:

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name

JOE NEKIC

Authorised representative signature

JOE NEKIC

Day / Month / Year

Date

09/06/2023

Callagher Estate Agents Pty Ltd Trust account

Licensee: Cary Mark Giezekamp
Tas/Callagher Estate Agent P/L T/account
193 - 195 Parramatta Road, ANNANDALE NSW 2038
Tel: (02) 9569 4888 Fax: (02) 9550 0157
ABN 92 067 868 982

Kerr Family Superannuation Fund
279 Nelson Street
Annandale NSW 2038

Ref: KERR FAMIL
Page: 2

Kerr Family Superannuation Fund
Owner Income & Expenditure for July 2022 to June 2023
Manager: Eileen Carroll

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
	843.46	110.46	75.64	242.96									1272.52
Carried Forward	0.00	0.00	0.00	0.00									0.00
Net Income	290.72	1449.54	964.36	797.04									3501.66

Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance.



MONTHLY INCOME AND EXPENSE SUMMARY

FINANCIAL YEAR JUL 2022 TO JUN 2023

Kerr Family Superannuation Fund

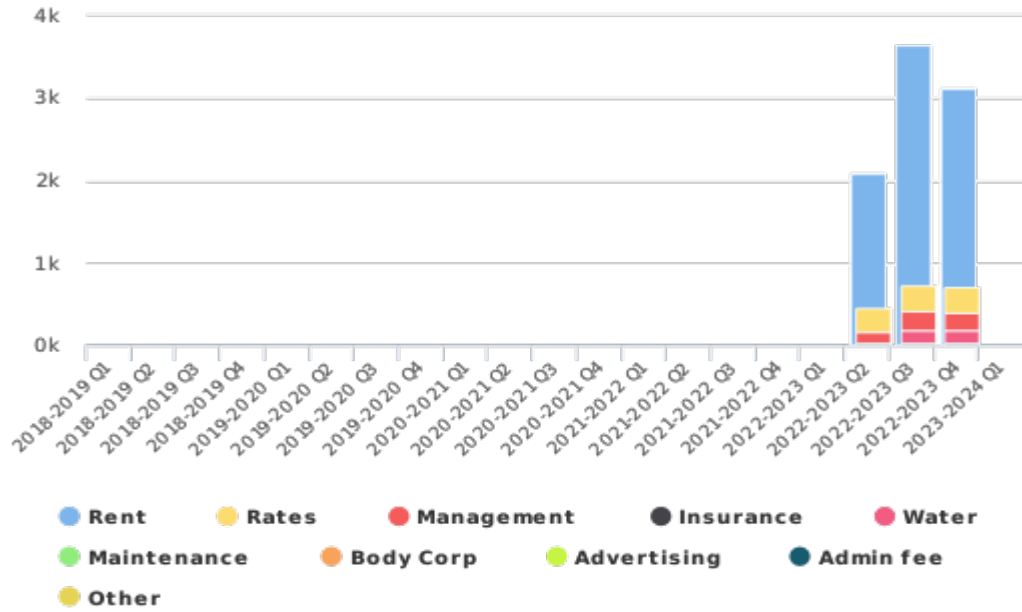
Property address: 58/95 Annandale Street, Annandale, NSW, 2038

PROPERTY SUMMARY

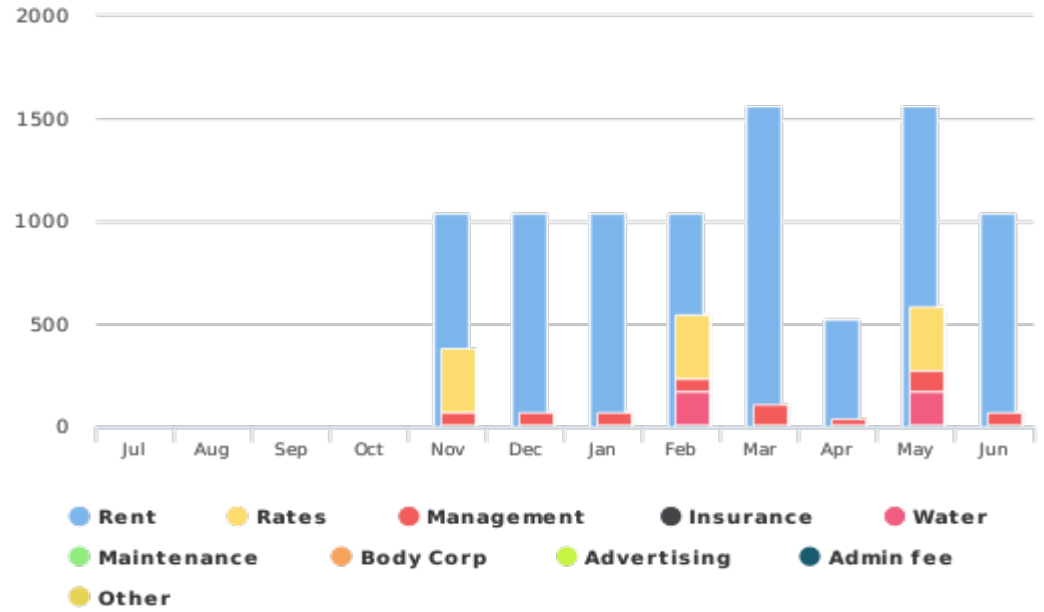
Opening Balance	Incoming Funds	Outgoing Expenses	Fees (Inc GST)	GST on Fees	Owner Payments	Closing Balance
\$ 0.00	\$ 8,840.00 (GST \$)	\$ 1,260.89 (GST \$0.00)	\$ 623.44	\$ 56.64	\$ 6,955.67	\$ 0.00

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total													
Income	Refer to other EOFY statement for this period																									
Rent																		1,040.00	1,040.00	1,040.00	1,040.00	1,560.00	520.00	1,560.00	1,040.00	8,840.00
Income Totals																		1,040.00	1,040.00	1,040.00	1,040.00	1,560.00	520.00	1,560.00	1,040.00	8,840.00
Expenses (Inc GST where Applicable)																										
Management																		-68.64	-68.64	-68.64	-68.64	-102.96	-34.32	-102.96	-68.64	-583.44
Admin Fee																		-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-40.00
Council Rates																		-309.00			-309.00			-309.00		-927.00
Water																					-163.20			-170.69		-333.89
Expenses Totals																		-382.64	-73.64	-73.64	-545.84	-107.96	-39.32	-587.65	-73.64	-1,884.33
Disbursements																										
Owner Payments					657.36	966.36	966.36	494.16	1,452.04	466.05	986.98	966.36	6,955.67													
Carried forward					0.00	0.00	0.00	0.00	0.00	0.00	14.63	0.00														
Balance					0.00	0.00	0.00	0.00	0.00	14.63	0.00	0.00														

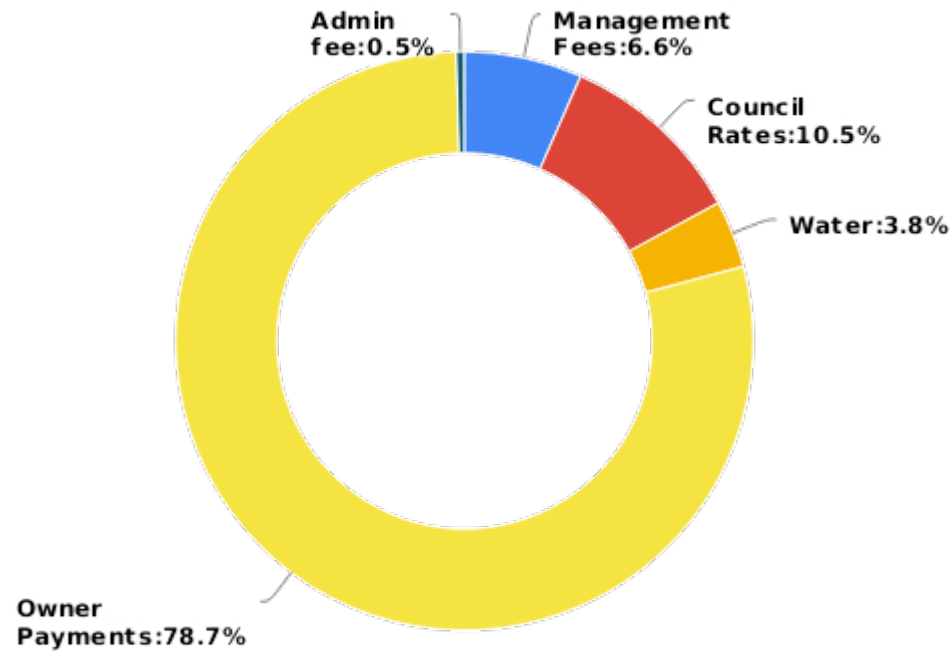
Income and Expense History (quarterly)



Income and Expense JUL 2022 - JUN 2023



Revenue Distribution JUL 2022 - JUN 2023



Ledgers

Date	Category	Description	Credit	Debit	Balance
10/11/22	Rent	Rent 08/11/2022 to 21/11/2022 from direct debit (Crystal Desiree Thomas)	520.00		520.00
10/11/22	Admin Fee	Administration Fee November 2022 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45		5.00	515.00
10/11/22	Management	Management Fee 08/11/2022 to 21/11/2022 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12		34.32	480.68
10/11/22	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)		480.68	0.00
24/11/22	Rent	Rent 22/11/2022 to 05/12/2022 from direct debit (Crystal Desiree Thomas)	520.00		520.00
24/11/22	Management	Management Fee 22/11/2022 to 05/12/2022 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12		34.32	485.68
24/11/22	Council Rates	Rates 2022/2023 2nd Instalment 30/11/22 Invoice no(#308400) : 1448420633208-30203		309.00	176.68
24/11/22	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)		176.68	0.00
08/12/22	Rent	Rent 06/12/2022 to 19/12/2022 from direct debit (Crystal Desiree Thomas)	520.00		520.00
08/12/22	Admin Fee	Administration Fee December 2022 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45		5.00	515.00
08/12/22	Management	Management Fee 06/12/2022 to 19/12/2022 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12		34.32	480.68
08/12/22	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)		480.68	0.00
22/12/22	Rent	Rent 20/12/2022 to 02/01/2023 from direct debit (Crystal Desiree Thomas)	520.00		520.00
22/12/22	Management	Management Fee 20/12/2022 to 02/01/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12		34.32	485.68
22/12/22	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)		485.68	0.00
05/01/23	Rent	Rent 03/01/2023 to 16/01/2023 from direct debit (Crystal Desiree Thomas)	520.00		520.00
05/01/23	Admin Fee	Administration Fee January 2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45		5.00	515.00
05/01/23	Management	Management Fee 03/01/2023 to 16/01/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12		34.32	480.68
05/01/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)		480.68	0.00
19/01/23	Rent	Rent 17/01/2023 to 30/01/2023 from direct debit (Crystal Desiree Thomas)	520.00		520.00
19/01/23	Management	Management Fee 17/01/2023 to 30/01/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12		34.32	485.68
19/01/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)		485.68	0.00
02/02/23	Rent	Rent 31/01/2023 to 13/02/2023 from direct debit (Crystal Desiree Thomas)	520.00		520.00

02/02/23	Admin Fee	Administration Fee February 2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45	5.00	515.00
02/02/23	Management	Management Fee 31/01/2023 to 13/02/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	480.68
02/02/23	Water	Water Rates 01/01/23 - 31/03/23 - 58/95 Annandale Street Invoice no(#350898) : 52745170002-31463	163.20	317.48
02/02/23	Council Rates	Rates 2022/2023 3rd Instalment 28/02/23 Invoice no(#351993) : 1448420633208-05426	309.00	8.48
02/02/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	8.48	0.00
16/02/23	Rent	Rent 14/02/2023 to 27/02/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
16/02/23	Management	Management Fee 14/02/2023 to 27/02/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	485.68
16/02/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	485.68	0.00
02/03/23	Rent	Rent 28/02/2023 to 13/03/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
02/03/23	Admin Fee	Administration Fee March 2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45	5.00	515.00
02/03/23	Management	Management Fee 28/02/2023 to 13/03/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	480.68
02/03/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	480.68	0.00
16/03/23	Rent	Rent 14/03/2023 to 27/03/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
16/03/23	Management	Management Fee 14/03/2023 to 27/03/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	485.68
16/03/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	485.68	0.00
30/03/23	Rent	Rent 28/03/2023 to 10/04/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
30/03/23	Management	Management Fee 28/03/2023 to 10/04/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	485.68
30/03/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	485.68	0.00
13/04/23	Rent	Rent 11/04/2023 to 24/04/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
13/04/23	Admin Fee	Administration Fee April 2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45	5.00	515.00
13/04/23	Management	Management Fee 11/04/2023 to 24/04/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	480.68
13/04/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	466.05	14.63
09/05/23	Rent	Rent - amount manually entered 25/04/2023 to 08/05/2023 from direct debit (Crystal Desiree Thomas)	520.00	534.63
09/05/23	Admin Fee	Administration Fee May 2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45	5.00	529.63

09/05/23	Management	Management Fee 25/04/2023 to 08/05/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	495.31
09/05/23	Water	Water Rates 01/04/23 - 30/06/23 - 58/95 Annandale Street - Sydney Water, Invoice no(#406349) : 52745170002-18119	170.69	324.62
09/05/23	Council Rates	Rates 2022/2023 4th Instalment 31/05/23 - Inner West Council, Invoice no(#411746) : 1448420633208-45363	309.00	15.62
09/05/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	15.62	0.00
11/05/23	Rent	Rent 09/05/2023 to 22/05/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
11/05/23	Management	Management Fee 09/05/2023 to 22/05/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	485.68
11/05/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	485.68	0.00
25/05/23	Rent	Rent 23/05/2023 to 05/06/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
25/05/23	Management	Management Fee 23/05/2023 to 05/06/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	485.68
25/05/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	485.68	0.00
08/06/23	Rent	Rent 06/06/2023 to 19/06/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
08/06/23	Admin Fee	Administration Fee June 2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$0.45	5.00	515.00
08/06/23	Management	Management Fee 06/06/2023 to 19/06/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	480.68
08/06/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	480.68	0.00
22/06/23	Rent	Rent 20/06/2023 to 03/07/2023 from direct debit (Crystal Desiree Thomas)	520.00	520.00
22/06/23	Management	Management Fee 20/06/2023 to 03/07/2023 (58/95 Annandale Street, Annandale, NSW, 2038) To: CAEAGS-Callagher General Account Inc GST of \$3.12	34.32	485.68
22/06/23	Owner Payments	Payment to Owner (Kerr Family Superannuation Fund) (to account ending 8732)	485.68	0.00



Income & Expenditure Summary

Kerr family Superannuation fund
279 Nelson Street
Annendale NSW 2038

Date 1/07/2022 to 30/06/2023

From Statement: **38 (30/06/2022)**
To Statement: **49 (30/06/2023)**

Kerr family Superannuation fund (ID: 184)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$0.00

Residential Properties

40/44 Glynburn Road, Hectorville, SA 5073

Property Income

Residential Rent	\$0.00	\$18,871.43	\$18,871.43
	\$0.00	\$18,871.43	\$18,871.43
			<i>(GST Total: \$0.00)</i>

Property Expenses

Advertising Fees	\$263.64	\$0.00	\$263.64
+ GST	\$26.36	\$0.00	\$26.36
Air Conditioning	\$216.36	\$0.00	\$216.36
+ GST	\$21.64	\$0.00	\$21.64
Electrical	\$538.75	\$0.00	\$538.75
+ GST	\$53.88	\$0.00	\$53.88
Fire Protection	\$108.18	\$0.00	\$108.18
+ GST	\$10.82	\$0.00	\$10.82
Letting Fee	\$420.00	\$0.00	\$420.00
+ GST	\$42.00	\$0.00	\$42.00
Plumbing	\$4,456.15	\$0.00	\$4,456.15
+ GST	\$445.61	\$0.00	\$445.61
Residential Management Fee	\$1,340.65	\$0.00	\$1,340.65
+ GST	\$134.08	\$0.00	\$134.08
Water Rates	\$293.30	\$281.00	\$12.30
	\$8,371.42	\$281.00	\$8,090.42
			<i>(GST Total: \$734.39)</i>

PROPERTY BALANCE: \$10,781.01

Report shows all transactions reported on statements created within reporting period.



Income & Expenditure Summary

(GST Balance: -\$734.39)

315/281-286 North Terrace, ADELAIDE, SA 5000

Property Income

Residential Rent	\$0.00	\$19,240.00	\$19,240.00
	\$0.00	\$19,240.00	\$19,240.00
			(GST Total: \$0.00)

Property Expenses

Electrical	\$220.00	\$0.00	\$220.00
+ GST	\$22.00	\$0.00	\$22.00
Plumbing	\$1,077.82	\$0.00	\$1,077.82
+ GST	\$107.78	\$0.00	\$107.78
Residential Management Fee	\$1,346.80	\$0.00	\$1,346.80
+ GST	\$134.68	\$0.00	\$134.68
	\$2,909.08	\$0.00	\$2,909.08
			(GST Total: \$264.46)

PROPERTY BALANCE: \$16,330.92

(GST Balance: -\$264.46)

Ownership Summary

Owner Income

	\$0.00	\$0.00	\$0.00
			(GST Total: \$0.00)

Owner Expenses

Technology fee	\$120.00	\$0.00	\$120.00
+ GST	\$12.00	\$0.00	\$12.00
	\$132.00	\$0.00	\$132.00
			(GST Total: \$12.00)

Owner Payments

Kerr Family Superannuation Fund			\$26,979.93
			\$26,979.93

CLOSING BALANCE: \$0.00

Report shows all transactions reported on statements created within reporting period.

Invoice Date
11 Nov 2022

Invoice Number
INV-9630

TAX INVOICE

Kerr Family Superannuation Fund
279 Nelson Street
ANNANDALE NSW 2038

Description	Quantity	Unit Price	GST Amount AUD	
SF, Preparation and Lodgement of financial Accounts for the Self-Managed Superannuation Fund for the period ended 30th June 2022.	1.00	2,250.00	10%	2,250.00
ASF, Audit of Self-Managed Superannuation Fund and calculation of minimum pension.	1.00	695.00	10%	695.00
			Subtotal	2,945.00
			Total GST 10%	294.50
			Invoice Total AUD	3,239.50
			Total Net Payments AUD	3,239.50
			Amount Due AUD	0.00

PAYMENT ADVICE

To: Pacific Ridge Capital
PO BOX 613
BALGOWLAH NSW 2093
AUSTRALIA
Due Date: 02 Dec 2022

Pacific Ridge Capital
BSB: 032-101
ACCOUNT NO: 148238

Customer Kerr Family Superannuation Fund
Invoice Number INV-9630
Amount Due 0.00
Due Date 02 Dec 2022

Amount Enclosed

Enter the amount you are paying above



Income tax 551

Date generated	15 November 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

7 results found - from **15 November 2021** to **15 November 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
23 May 2023	26 May 2023	EFT refund for Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$3.94		\$0.00
23 May 2023	15 May 2023	Interest for early payment of Income Tax		\$3.94	\$3.94 CR
25 Nov 2022	24 Nov 2022	Payment received		\$277.00	\$0.00
24 Nov 2022	15 May 2023	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$277.00		\$277.00 DR
6 Jun 2022	6 Jun 2022	General interest charge			\$0.00
6 Jun 2022	3 Jun 2022	Payment received		\$259.00	\$0.00
1 Jun 2022	1 Jun 2022	General interest charge			\$259.00 DR

KERR FAMILY SF

Trial Balance**As At 30 Jun 2023**

	Debit	As at 30 Jun 2022 Credit	Quantity	Debit	As at 30 Jun 2023 Credit	Quantity
Income						
Member Receipts						
Rollovers In						
Mr Keith Kerr	\$	0.00		\$	535,448.89	
Total Rollovers In	\$	0.00		\$	535,448.89	
Contributions						
Member						
Personal Non-Concessional						
Mr Keith Kerr	\$	0.00		\$	120,000.00	
Mrs Susan Kerr	\$	0.00		\$	120,000.00	
Total Personal Non-Concessional	\$	0.00		\$	240,000.00	
Total Member	\$	0.00		\$	240,000.00	
Government Co-Contributions						
Mrs Susan Kerr	\$	500.00		\$	0.00	
Total Government Co-Contribution	\$	500.00		\$	0.00	
Total Contributions	\$	500.00		\$	240,000.00	
Total Member Receipts	\$	500.00		\$	775,448.89	
Investment Gains						
Increase in Market Value						
Direct Property						
58/95 Annandale Street Annandale NSW 2038	\$	1,500.00		\$	1,500.00	
6/40-44 Glynburn Rd Hectorville South Australia	\$	1,640.00		\$	1,640.00	
Apartment 315 9 Paxtons Walk Adelaide SA	\$	5,296.12		\$	5,296.12	
Total Direct Property	\$	41,034.49		\$	8,436.12	
Total Increase in Market Value	\$	41,034.49		\$	8,436.12	
Total Investment Gains	\$	41,034.49		\$	8,436.12	
Investment Income						
Interest						
Cash At Bank						
CBA Bank Cash Investment	\$	8.46		\$	177.00	
Total Cash At Bank	\$	8.46		\$	177.00	
Total Interest	\$	8.46		\$	177.00	
Rent						
Direct Property						
21 Winding Way Belair	\$	0.00		\$	500.00	
58/95 Annandale Street Annandale NSW 2038	\$	13,520.00		\$	13,520.00	
6/40-44 Glynburn Rd Hectorville South Australia	\$	18,871.43		\$	18,871.43	
Apartment 315 9 Paxtons Walk Adelaide SA	\$	19,240.00		\$	19,240.00	
Total Direct Property	\$	45,833.65		\$	52,131.43	
Total Rent	\$	45,833.65		\$	52,131.43	
Total Investment Income	\$	45,842.11		\$	52,308.43	
Other Income						
ATO Interest Payments	\$	0.00		\$	3.94	
Total Other Income	\$	0.00		\$	3.94	
Total Income	\$	5,307.62		\$	836,197.38	

Expenses**Member Payments**

Pensions Paid

Mr Keith Kerr

Keith Kerr Pension	14,750.00	\$	12,250.00
Total Mr Keith Kerr	14,750.00	\$	12,250.00
Mrs Susan Kerr			
Susan Kerr Pension	14,750.00	\$	12,250.00
Total Mrs Susan Kerr	14,750.00	\$	12,250.00
Total Pensions Paid	29,500.00	\$	24,500.00
Total Member Payments	29,500.00	\$	24,500.00

Other Expenses

Accountancy Fee	2,035.00	\$	2,475.00
Auditor Fee	764.50	\$	764.50

Depreciation

Capital Allowances			
Direct Property			
Apartment 315 9 Pasons Walk Adelaide SA	3,496.12	\$	3,496.12
Total Direct Property	3,496.12	\$	3,496.12
Total Capital Allowances	3,496.12	\$	3,496.12
Total Depreciation	3,496.12	\$	3,496.12

Postage Printing and Stationery	0.00	\$	8.10
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Property Expenses

Advertising			
Direct Property			
58/95 Annandale Street Annandale NSW 2038	290.00	\$	290.00
6/40-44 Glynburn Rd Hectorville South Australia	290.00	\$	290.00
Apartment 315 9 Pasons Walk Adelaide SA	0.00	\$	0.00
Total Direct Property	580.00	\$	580.00
Total Advertising	580.00	\$	580.00

Agents Management Fee

Direct Property			
58/95 Annandale Street Annandale NSW 2038	954.32	\$	954.32
6/40-44 Glynburn Rd Hectorville South Australia	1,474.73	\$	1,474.73
Apartment 315 9 Pasons Walk Adelaide SA	1,613.48	\$	1,613.48
Total Direct Property	4,042.53	\$	4,042.53
Total Agents Management Fee	4,042.53	\$	4,042.53

Council Rates

Direct Property			
21 Winding Way Belair	0.00	\$	43.52
58/95 Annandale Street Annandale NSW 2038	1,236.50	\$	1,236.50
6/40-44 Glynburn Rd Hectorville South Australia	1,058.90	\$	1,058.90
Apartment 315 9 Pasons Walk Adelaide SA	1,498.65	\$	1,498.65
Total Direct Property	3,837.57	\$	3,837.57
Total Council Rates	3,837.57	\$	3,837.57

Insurance Premium

Direct Property			
21 Winding Way Belair	0.00	\$	1,283.58
58/95 Annandale Street Annandale NSW 2038	310.18	\$	310.18
6/40-44 Glynburn Rd Hectorville South Australia	159.61	\$	159.61
Apartment 315 9 Pasons Walk Adelaide SA	193.88	\$	193.88
Total Direct Property	1,947.25	\$	1,947.25
Total Insurance Premium	1,947.25	\$	1,947.25

Legal Fees

Direct Property			
21 Winding Way Belair	0.00	\$	4.34
58/95 Annandale Street Annandale NSW 2038	0.00	\$	0.00
6/40-44 Glynburn Rd Hectorville South Australia	557.55	\$	557.55
Apartment 315 9 Pasons Walk Adelaide SA	84.55	\$	84.55
Total Direct Property	646.44	\$	646.44
Total Legal Fees	646.44	\$	646.44

Property Capital Improvement

Direct Property

6/40-44 Glynburn Rd Hectorville South Australia		\$	4,901.76	
Total Direct Property	\$	0.00	\$ 4,901.76	
Total Property Capital Improvements	\$	0.00	\$ 4,901.76	
Repairs Maintenance				
Direct Property				
6/40-44 Glynburn Rd Hectorville South Australia		\$	949.63	
Apartment 315 9 Patersons Walk Adelaide SA		\$	1,427.60	
Total Direct Property	\$	592.00	\$ 2,377.23	
Total Repairs Maintenance	\$	592.00	\$ 2,377.23	
Stationery Phone and Postage				
Direct Property				
58/95 Annandale Street Annandale NSW 2038		\$	8.50	
Total Direct Property	\$	0.00	\$ 8.50	
Total Stationery Phone and Postage	\$	0.00	\$ 8.50	
Strata Levy Fee				
Direct Property				
58/95 Annandale Street Annandale NSW 2038		\$	3,322.38	
6/40-44 Glynburn Rd Hectorville South Australia		\$	2,002.00	
Apartment 315 9 Patersons Walk Adelaide SA		\$	2,615.00	
Total Direct Property	\$	8,734.32	\$ 7,939.38	
Total Strata Levy Fee	\$	8,734.32	\$ 7,939.38	
Sundry Expenses				
Direct Property				
6/40-44 Glynburn Rd Hectorville South Australia		\$	0.00	
Apartment 315 9 Patersons Walk Adelaide SA		\$	0.00	
Total Direct Property	\$	186.15	\$ 0.00	
Total Sundry Expenses	\$	186.15	\$ 0.00	
Water Rates				
Direct Property				
21 Winding Way Belair	\$	0.00	\$	20.26
58/95 Annandale Street Annandale NSW 2038		\$	667.53	
6/40-44 Glynburn Rd Hectorville South Australia		\$	447.70	
Apartment 315 9 Patersons Walk Adelaide SA		\$	785.44	
Total Direct Property	\$	1,947.16	\$ 1,920.93	
Total Water Rates	\$	1,947.16	\$ 1,920.93	
Total Property Expenses	\$	20,815.76	\$ 28,201.59	
SMSF Supervisory Levy	\$	259.00	\$ 259.00	
Total Other Expense	\$	27,907.77	\$ 35,204.31	
Total Expenses	\$	57,407.77	\$ 59,704.31	

Income Tax**Income Tax Expense**

Income Tax Expense	18.00	\$	0.00
Total Income Tax Expense	18.00	\$	0.00
Total Income Tax	\$ 18.00	\$	0.00

Profit & Loss Clearing Account

Total Profit & Loss Clearing Account	\$	52,118.15	\$	776,493.07
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Assets**Investments**

Direct Property

21 Winding Way Belair	\$	0.00	\$	730,300.97	1
58/95 Annandale Street Annandale NSW 2038			1	\$	315,000.00
6/40-44 Glynburn Rd Hectorville South Australia			1	\$	330,000.00
Apartment 315 9 Patersons Walk Adelaide SA			1	\$	216,000.00
Total Direct Property	\$	856,060.00	\$	1,591,300.97	

Total Investments	\$	856,060.00	\$	1,591,300.97
Other Assets				
Cash At Bank				
CBA Bank Cash Investments	\$	19,547.57	\$	60,875.85
Total Cash At Bank	\$	19,547.57	\$	60,875.85
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
\$8/95 Annandale Street Annandale NSW 2038	\$		\$	0.00
Total Direct Property	\$	94.18	\$	0.00
Total Rent	\$	94.18	\$	0.00
Total Investment Income Receivable	\$	94.18	\$	0.00
Total Receivables	\$	94.18	\$	0.00
Total Other Assets	\$	19,641.75	\$	60,875.85
Total Assets	\$	875,701.75	\$	1,652,176.82
Liabilities				
Income Tax Payable				
Provision for Income Tax	\$	18.00	\$	0.00
Total Income Tax Payable	\$	18.00	\$	0.00
Total Liabilities	\$	18.00	\$	0.00
Member Entitlements				
Member Entitlement Accounts				
Mr Keith Kerr				
Accumulation	\$	0.00	\$	656,830.51
Keith Kerr Pension	\$	371,630.47	\$	369,311.42
Total Mr Keith Kerr	\$	371,630.47	\$	1,026,141.93
Mrs Susan Kerr				
Accumulation	\$	20,745.44	\$	141,981.00
Susan Kerr Pension ABP1	\$	483,307.84	\$	484,053.89
Total Mrs Susan Kerr	\$	504,053.28	\$	626,034.89
Total Member Entitlement Accounts	\$	875,683.75	\$	1,652,176.82
Total Member Entitlements	\$	875,683.75	\$	1,652,176.82
Net Total	\$	974,162.01	\$	974,162.01
	\$		\$	2,488,374.20
	\$		\$	2,488,374.20