

Client Name:

C&D Superfund



Year / Period Ended:

30/06/2023

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

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

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

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

AFTER completing the job have you considered the following?

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

Balance Sheet

| | | | |
|---|---|--|--|
| 13 Bank Reconciliations Completed? | ✓ | | |
| 14 Has WP been prepared for ALL Balance Sheet account balances with activity? | ✓ | | |
| 15 Holding statements sighted and correct for all investments? | ✓ | | |

ITR

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

Pre-Manager Review Check

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

Additional SMSF Matters

| | Y/N | N/A | Comments |
|--|-----|-----|----------|
| 31 Ensure Contribution do not exceed contribution caps | ✓ | | |
| 32 Are benefits paid over the minimum amount requirements? | | ✓ | |
| 33 Have all audit/compliance issues been addressed? | ✓ | | |
| 34 Have all required annual minutes been prepared? | ✓ | | |
| 35 Have additional minutes been prepared for all material/unusual events? | ✓ | | |
| 36 Has Investment Strategy been prepared/updated/copy reprinted? | ✓ | | |
| 37 Are trustee details correct in F/S and ITR? | ✓ | | |
| 38 Are Binding Death Nominations required (need updating every 3 years) | | ✓ | |
| 39 Have Trustee's minuted their consideration of taking out life insurance (2013 FY Onwards) | ✓ | | |
| 40 Has Payment Slip been attached? | ✓ | | |
| 41 Does the client have to pass the work test to contribute to super? | | ✓ | |
| 42 Was the fund maintained solely for retirement or retirement related purposes? | ✓ | | |
| 43 Did the Fund loan monies or give financial assistance to members or relatives? | | ✓ | |
| 44 Did the Fund purchase asset from related parties? | | ✓ | |
| 45 Has the appropriate reserving strategy documentation been prepared? | ✓ | | |
| 46 Do you need to prepare a Request to Adjust Concessional Contributions form in Class? | ✓ | | |
| 47 Did the Fund borrow monies during the year? | | ✓ | |
| 48 Do you need to include a Title Search? | ✓ | | |
| 49 If a member has a pension, and they or spouse had money in accumulation mode, do you need an actuarial certificate? | | ✓ | |
| 50 Does the fund have any investments that need a 'Third party not related' minute? | ✓ | | |
| 51 Do you have a rental statement or market value rent valuation if there is a rental? | ✓ | | |
| 52 Has the superfund sold a property during the year? If Yes, has bare trust company been deregistered? | | ✓ | |
| 53 Have you checked the exceptions report? | ✓ | | |

Pre - Audit Check

| | Y/N | N/A | Comments |
|--|-----|-----|----------|
| 54 Is there a SIGNED engagement letter on file? | ✓ | | |
| 55 Have you checked to ensure Financial Statements Audit Reports are correct? | | ✓ | |
| 56 WPs to include 3rd party confirmations of insurance premiums | | ✓ | |
| 57 WPs to include copies of evidence of existence and valuation of all assets @ 30June | ✓ | | |
| 58 WPs to include in Audit Pack full Hub 24 Annual Tax Statement and Cash account transactions | | ✓ | |
| 59 Copy of original bank statements showing account owner in WPs to verify ownership by SF | ✓ | | |
| 60 Evidence of 'Deduction for personal super contributions' approved ATO form | | ✓ | |
| Do we have a current ASIC statement for the Corporate trustee of the SMSF? | ✓ | | |

Prepared by: MA Initials: Date: 29/11/2023
 Reviewed by: Initials: Date:

Value Add Ideas:

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

C & D Superfund

Detailed Trial Balance as at 30 June 2023

| Prior Year | | Description | Current Year | |
|---|-----------|---|----------------|--------------|
| Debits | Credits | | Debits | Credits |
| INCOME | | | | |
| | | Rollovers In | | |
| - | 359.40 | Mr David Watkins | - | - |
| | | Contributions - Employer | | |
| - | 9,659.32 | I1 Mr Christopher Mayell | - | 45,340.68 ✓ |
| - | 12,557.07 | Mr David Watkins | - | 42,442.93 ✓ |
| | | Contributions - Member - Personal | | |
| | | Non-Concessional | | |
| - | - | I2 Mr Christopher Mayell | - | 166.00 ✓ |
| - | - | Mr David Watkins | - | 166.00 ✓ |
| | | Increase in Market Value - Direct Property | | |
| - | 91,810.00 | I3 19 Queen St, GOODNA QLD 4300 | - | 150,000.00 ✓ |
| | | Insurance Proceeds - Direct Property | | |
| - | - | I4 19 Queen St, GOODNA QLD 4300 | - | 4,361.60 ✓ |
| | | Interest - Cash At Bank | | |
| - | 31.55 | I5 BOQ One Account-Business a/c 013 172 983 | - | 159.38 ✓ |
| | | Rent - Direct Property | | |
| - | 74,400.00 | I6 19 Queen St, GOODNA QLD 4300 | - | 75,780.00 ✓ |
| - | 7,690.00 | Insurance Refund | - | - |
| EXPENSE | | | | |
| | | Insurance Premiums - Mr David Watkins | | |
| 1,749.68 | - | E1 Accumulation | 2,103.43 ✓ | - |
| 3,606.30 | - | E2 Accountancy Fee | 3,700.59 ✓ | - |
| 653.74 | - | E3 Borrowing Expenses | 158.74 ✓ | - |
| - | - | E4 Filing Fees | 332.00 ✓ | - |
| | | Property Expenses - Interest Paid - Direct | | |
| | | Property | | |
| 44,383.60 | - | E5 19 Queen St, GOODNA QLD 4300 | 40,006.91 ✓ | - |
| | | Property Expenses - Land Tax - Direct | | |
| | | Property | | |
| 4,510.00 | - | 19 Queen St, GOODNA QLD 4300 | - | - |
| | | Property Expenses - Repairs Maintenance - | | |
| | | Direct Property | | |
| - | - | E6 19 Queen St, GOODNA QLD 4300 | 6,079.16 ✓ | - |
| 259.00 | - | SMSF Supervisory Levy | 259.00 | - |
| | | Valuation Fees - Direct Property | | |
| 2,050.00 | - | E7 19 Queen St, GOODNA QLD 4300 | 2,050.00 ✓ | - |
| INCOME TAX | | | | |
| 6,891.75 | - | Income Tax Expense | 16,832.10 | - |
| PROFIT & LOSS CLEARING ACCOUNT | | | | |
| 132,403.27 | - | Profit & Loss Clearing Account | 246,894.66 | - |
| ASSETS | | | | |
| | | Direct Property | | |
| 1,800,000.00 | - | A1 19 Queen St, GOODNA QLD 4300 | 1,950,000.00 ✓ | - |
| | | Other Assets | | |
| 413.15 | - | A2 Borrowing Costs | 254.41 ✓ | - |
| | | Cash At Bank | | |
| 25,704.60 | - | A3 BOQ One Account-Business a/c 013 172 983 | 106,730.74 ✓ | - |
| | | Receivables - Investment Income Receivable | | |
| | | - Rent | | |
| - | - | A4 19 Queen St, GOODNA QLD 4300 | 7,854.00 ✓ | - |

C & D Superfund

Detailed Trial Balance as at 30 June 2023

| Prior Year | | Description | Current Year | |
|----------------------------|---------------------|--|---------------------|---------------------|
| Debits | Credits | | Debits | Credits |
| - | - | Prepaid Contribution Tax | | |
| - | - | A5 Mr Christopher Mayell | 395.77 ✓ | - |
| - | - | A6 Mr David Watkins | 39.38 ✓ | - |
| LIABILITIES | | | | |
| - | 934,554.88 | Limited Recourse Borrowing Arrangement | | |
| | | L1 BOQ Specialist Loan - Queen St Purchase | - | 911,684.20 ✓ |
| - | 6,891.75 | L2 Provision for Income Tax | - | 17,267.25 ✓ |
| 9,384.00 | - | A7 Income Tax Instalments Paid | 7,028.00 ✓ | - |
| - | 4,218.00 | L3 Activity Statement Payable/Refundable | - | 3,005.00 ✓ |
| 1,586.56 | - | A8 GST Payable/Refundable | 873.48 ✓ | - |
| - | - | L4 Mr Christopher Mayell | - | 2,638.49 ✓ |
| - | - | L5 Mr David Watkins | - | 262.50 ✓ |
| MEMBER ENTITLEMENTS | | | | |
| - | 473,188.41 | Mr Christopher Mayell Accumulation | - | 604,205.65 |
| - | 418,235.27 | Mr David Watkins Accumulation | - | 534,112.69 |
| <u>2,033,595.65</u> | <u>2,033,595.65</u> | | <u>2,391,592.37</u> | <u>2,391,592.37</u> |

C & D Superfund
Statement of Taxable Income
For the Period from 1 July 2022 to 30 June 2023

| Description | Tax Return Ref. | Amount |
|--|-----------------------|-------------------|
| <u>Income</u> | | |
| Section B | | |
| Total Gross Rent and Other Leasing & Hiring Income | B | 75,780.00 |
| Total Gross Interest | C | 159.00 |
| Total Assessable Employer Contributions | R1 | 90,684.00 |
| Total Assessable Contributions | R | 90,684.00 |
| Total Other Income | S | 4,361.00 |
| Total Assessable Income | | 170,984.00 |
| <u>Deductions</u> | | |
| Section C | | |
| Total Interest Expenses within Australia | A | 40,006.00 |
| Total Capital Works Deductions | D | 1,181.00 |
| Total Death or Disability Premiums | F | 2,103.00 |
| Total Investment Expenses | I | 8,129.00 |
| Total Management and Administration Expenses | J | 4,191.00 |
| Total Other Deductions | L | 259.00 |
| Total Deductions | | 55,869.00 |
| Taxable Income or Loss | (V - N) O | 115,115.00 |
| <u>Income Tax Calculation Statement</u> | | |
| Section D | | |
| Gross Tax | | |
| Gross Tax @ 15% for Concessional Income | 30 Jun 2023 T1 | 17,267.25 |
| Total Gross Tax | | 17,267.25 |
| Rebates and Offsets | C | 0.00 |
| SUBTOTAL | | 17,267.25 |
| Total Eligible Credits | | 0.00 |
| Net Tax Payable | | 17,267.25 |
| Total PAYG Instalments Raised | K | 7,028.00 |
| Total Supervisory Levy | L | 259.00 |
| Total Amount Due / (Refundable) | | 10,498.25 |

Your 2022–23 land tax summary

| | |
|---------------------------|-------------------|
| 2022–23 assessment | \$4,510.00 |
| Reassessment—N/A | \$0.00 |
| Total assessed liability | \$4,510.00 |
| Payments received/Refund | \$0.00 |
| Unpaid tax interest (UTI) | \$0.00 |
| Penalty tax | \$0.00 |
| Total amount due | \$4,510.00 |

How your land tax was calculated

| Property address | Property ID <small>(from your valuation notice)</small> | Property description | Valuations* 3 year averaging may be applied <small>(If blank - State wide averaging factor of .87 used)</small> | | | Averaged value | Capped value | Your share of value | Less exemption | Exemption code | Your taxable value |
|---|--|----------------------|---|-----------|-----------|----------------|--------------|---------------------|---------------------------------|--|--------------------|
| | | | 2022–23 | 2021–22 | 2020–21 | | | | | | |
| LAND OWNED SOLELY BY Kween Trust | | | | | | | | | | | |
| 19 QUEEN ST GOODNA | 357475 | 1/RP/84834 | \$530,000 | \$530,000 | \$530,000 | \$530,000 | | \$530,000.00 | | | \$530,000.00 |
| <div style="border: 1px solid black; padding: 5px;"> Exemption codes D Subdivider discount applied A Aged-care facilities C COVID-19 Land tax relief E Other exemption M Moveable dwelling park P Primary production R Home S Supported accommodation T Transitional Home </div> | | | | | | | | | Total taxable value | \$530,000.00 | |
| | | | | | | | | | Tax rate *** | \$1,450 + 1.70c for each \$1 more than \$350,000 | |
| | | | | | | | | | Total assessed liability | \$4,510.00 | |

* These values are provided by the Valuer-General (www.qld.gov.au/landvaluations) under the *Land Valuation Act 2010* and are required to be used to calculate your taxable value. They may only be amended by the Valuer-General. Therefore the Queensland Revenue Office cannot consider an objection/variation to your assessment on the basis of these values being excessive.

*** Different rates apply to foreign companies and trustees of foreign trusts. To find out more about tax rates, including determining your status and obligations visit our website (www.qld.gov.au/landtax).

Payroll Employee Summary

Goodna Veterinary Surgery
From 1 July 2022 to 30 June 2023

| Employee | Earnings | Deductions | Tax | Super | Net Pay | Reimb. |
|--------------------|------------|------------|------------|-----------|------------|--------|
| Alana Wright | 16,950.99 | - | 2,541.00 | 1,744.59 | 14,409.99 | - |
| Amber Leonard | 665.00 | - | 72.00 | 69.82 | 593.00 | - |
| Brittany Atkins | 29,495.62 | - | 4,461.00 | 3,047.80 | 25,034.62 | - |
| Bumsoo Baek | 7,600.00 | - | 2,084.00 | 777.00 | 5,516.00 | - |
| Chelsea Vayro | 54,822.53 | - | 10,104.00 | 5,642.31 | 44,718.53 | - |
| Christopher Mayell | 110,519.38 | - | 28,614.00 | 11,604.37 | 81,905.38 | - |
| Courtney Hurley | 4,617.61 | 367.90 | 956.00 | 286.95 | 3,293.71 | - |
| David Grant | 54,185.23 | - | 9,251.00 | 5,644.48 | 44,934.23 | - |
| David Watkins | 109,711.66 | - | 28,338.00 | 12,377.75 | 81,373.66 | - |
| Dominnic Robazza | 13,694.66 | - | 3,223.00 | 1,324.90 | 10,471.66 | - |
| Emalea Williams | 9,048.35 | 1,489.13 | 1,629.00 | 528.73 | 5,930.22 | - |
| Jennifer Bundu | 2,474.38 | - | - | 259.84 | 2,474.38 | - |
| Jorge Gaitán | 4,796.44 | - | 10.00 | 503.63 | 4,786.44 | - |
| Katherine Fell | 609.38 | - | 148.00 | 63.98 | 461.38 | - |
| Kimberley Monahan | 45,654.21 | - | 8,882.00 | 4,784.47 | 36,772.21 | - |
| Lauren Stevens | 30,922.01 | - | 6,111.00 | 3,236.45 | 24,811.01 | - |
| Man Ka Cheung | 61,085.58 | - | 12,861.00 | 6,409.59 | 48,224.58 | - |
| Megan Jeffers | 49,332.78 | - | 10,810.00 | 5,180.05 | 38,522.78 | - |
| Thy Nguyen | 19,098.53 | - | 5,641.00 | 1,332.71 | 13,457.53 | - |
| Ximeng Jia | 27,664.52 | - | 5,531.00 | 2,894.07 | 22,133.52 | - |
| | 652,948.86 | 1,857.03 | 141,267.00 | 67,713.49 | 509,824.83 | - |

Transactions: Mr Christopher Mayell - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

Mr Christopher Mayell

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|-----------------------------|------------|--|-------|--------------|--------------|----------|
| Mr Christopher Mayell | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 | \$ 0.00 | Cr |
| | 29/10/2022 | Employer Contribution: Goodna Veterinary Surgery | \$ | 2,986.44 | \$ 2,986.44 | Cr |
| | 01/02/2023 | Employer Contribution: Goodna Veterinary Surgery | \$ | 2,939.95 | \$ 5,926.39 | Cr |
| | 12/04/2023 | super | \$ | 5,879.90 | \$ 11,806.29 | Cr |
| | 28/06/2023 | super - chris | \$ | 20,277.25 | \$ 32,083.54 | Cr |
| | 29/06/2023 | super - chris | \$ | 13,257.14 | \$ 45,340.68 | Cr |
| Total Mr Christopher Mayell | | \$ | 0.00 | \$ 45,340.68 | \$ 45,340.68 | Cr |
| Total Mr Christopher Mayell | | \$ | 0.00 | \$ 45,340.68 | \$ 45,340.68 | Cr |

per ATO total concessional cap available =17,840.68+27,500(2023) =\$45,340.68
any excess to be allocated in 2024 FY

Transactions: Mr David Watkins - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

Mr David Watkins

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|------------------------|------------|--|-------|--------------|--------------|----------|
| Mr David Watkins | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 | \$ 0.00 | Cr |
| | 29/10/2022 | Employer Contribution: Goodna Veterinary Surgery | \$ | 3,675.00 | \$ 3,675.00 | Cr |
| | 01/02/2023 | Employer Contribution: Goodna Veterinary Surgery | \$ | 3,085.35 | \$ 6,760.35 | Cr |
| | 28/06/2023 | super | \$ | 5,879.90 | \$ 12,640.25 | Cr |
| | 28/06/2023 | super - david | \$ | 14,942.93 | \$ 27,583.18 | Cr |
| | 29/06/2023 | super - david | \$ | 14,859.75 | \$ 42,442.93 | Cr |
| Total Mr David Watkins | | \$ | 0.00 | \$ 42,442.93 | \$ 42,442.93 | Cr |
| Total Mr David Watkins | | \$ | 0.00 | \$ 42,442.93 | \$ 42,442.93 | Cr |

per ATO total concessional cap available =14,942.93+27,500(2023) =\$42,442.93
any excess to be allocated in 2024 FY

Transactions: Personal Non-Concessional - C & D Superfund


Date Range: 01/07/2022 to 30/06/2023

Personal Non-Concessional

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|---------------------------------|------------|-------------------------|---------|-----------|-----------|----------|
| Mr Christopher Mayell | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 \$ | 0.00 Cr | |
| | 30/06/2023 | Contribution Allocation | \$ | 166.00 \$ | 166.00 Cr | |
| Total Mr Christopher Mayell | | \$ | 0.00 \$ | 166.00 \$ | 166.00 Cr | |
| Mr David Watkins | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 \$ | 0.00 Cr | |
| | 30/06/2023 | Contribution Allocation | \$ | 166.00 \$ | 166.00 Cr | |
| Total Mr David Watkins | | \$ | 0.00 \$ | 166.00 \$ | 166.00 Cr | |
| Total Personal Non-Concessional | | \$ | 0.00 \$ | 332.00 \$ | 332.00 Cr | |

C & D Superfund
Investment Revaluation as at 30 June 2023

| Investment | Price Date | Market Price | Quantity | Market Value | Change in Market Value |
|--|---------------|-----------------|----------|---------------------|---------------------------|
| Property Direct Market | | | | | |
| GOOD0001 19 Queen St, GOODNA QLD 4300 | 30 Jun 2023 | 1,950,000.00000 | 1.00000 | 1,950,000.00 | 150,000.00 |
| Property Direct Market Total | | | | 1,950,000.00 | 150,000.00 |
| Unlisted Market | | | | | |
| BORR0001 Borrowing Costs | | | 1.00000 | 254.41 | 0.00 |
| Unlisted Market Total | | | | 254.41 | 0.00 |
| Fund Total | | | | 1,950,254.41 | 150,000.00 |

| | | | | | | | | | |
|------------------------------|--|-----------------|---|-------------|---------------------|--------------------|------------------|---------------------|--------------|
| Insured: | Yaskween Pty Ltd atf C&D Super | |  <p>Pattersons Insurerbuild Pty Ltd ABN 46 108 655 267</p> <p>Building License: 1038137</p> <p style="text-align: center;">ORIGINAL</p> | | | | | | |
| Address: | 19 Queen St Goodna QLD 4300 | | | | | | | | |
| Claim No: | 1594046996AU | | | | | | | | |
| Date: | 4/01/2023 | | | | | | | | |
| Repairer Contact: | - | | | | | | | | |
| Brand: | | | | | | | | | |
| Estimated Start Date: | | | | | | | | | |
| Estimated Days: | | | | | | | | | |
| Pattersons Reference: | 425669 | | | | | | | | |
| Pattersons Contact: | Paul Burton - 0 | | | | | | | | |
| Item # | Description | Trade | Qty | Unit | Labour Hours | Labour Rate | Labour \$ | Materials \$ | Total |
| | External (6.1m x .3m x .6mH) | | | | | | | | |
| 1 | Removal of existing damaged blocks in the retaining wall | Demolition | 1 | sqm | 0 | \$0.00 | \$0.00 | \$550.00 | \$550.00 |
| 2 | Supply & lay 30 besser blocks, 16 caps including sand & cement | Bricklayer | 46 | Each | 0 | \$0.00 | \$0.00 | \$920.00 | \$920.00 |
| 3 | Prepare & paint block wall to match existing as close as possible | Painting | 1 | Each | 0 | \$0.00 | \$0.00 | \$1,000.00 | \$1,000.00 |
| | General (000) | | | | | | | | |
| 4 | Allowance for the Electrical Safety Assessment. | Preliminary | 1 | Each | 0 | \$0.00 | \$0.00 | \$250.00 | \$250.00 |
| 5 | Remove all claim related debris from site on completion of the works. | Rubbish Removal | 1 | Each | 0 | \$0.00 | \$0.00 | \$300.00 | \$300.00 |
| 6 | Floor protection: Allow to protect all existing surfaces externally to prevent damage as a result of the work. | Preliminary | 1 | Each | 0 | \$0.00 | \$0.00 | \$300.00 | \$300.00 |
| 7 | Allowance for temporary fencing throughout the duration of works. | Fencing | 1 | Each | 0 | \$0.00 | \$0.00 | \$600.00 | \$600.00 |
| 8 | Allowance for a final builders clean on works completion. | Cleaning | 1 | Each | 0 | \$0.00 | \$0.00 | \$200.00 | \$200.00 |
| | Subtotal | | | | | | | | \$4,120.00 |
| | - plus Margin (18%) | | | | | | | | \$741.60 |
| | Subtotal (with Margin) | | | | | | | | \$4,861.60 |
| | Home Owners Warranty | | | | | | | | \$0.00 |
| | Total Ex GST | | | | | | | | \$4,861.60 |
| | - plus GST | | | | | | | | \$486.16 |
| | Total Inc GST | | | | | | | | \$5,347.76 |
| Terms of Quotation: | <p>Pattersons Insurerbuild will not liable for any existing or future building works, to the property, not carried out by Pattersons Insurerbuild or affected by works listed in our contracted scope of works. Pattersons Insurerbuild will not be liable for any damages caused to property or persons from a result of works that are Defective or noncompliant with current building regulations or AS/NZ Standards for works not carried out by Pattersons Insurerbuild or our engaged contractors.</p> <p>The quotation is strictly valid during the period as stated in this document. Any instructions received outside of the quotation valid period is subject to further quotation. Acceptance of the quotation must be confirmed in writing.</p> <p>No allowance is made in this quotation for any unforeseen or latent site conditions and Pattersons will not be liable for any issues arising from these unforeseen site conditions affecting our works. This includes any conditions above, on or below the land or the areas surrounding the land which differs from the conditions which could reasonably have been expected by Pattersons at the time of preparing its job quotation, including but not limited to any defective or non-compliant building works, soft spots, groundwater, contaminated soil and hazardous material including asbestos.</p> <p>Pattersons will not be liable for any works not carried out by us.</p> <p>If this quote is for a replacement of a product, it is based on like for like replacement to a similar standard or quality to existing. If an upgrade is required or requested, we will request additional costs.</p> <p>For any quotation that is completed by Pattersons on a desktop basis, this quotation is a non-binding estimate only and the price may be varied by Pattersons upon site inspection.</p> <p>Replacement of damaged Poly Carbonate roof cladding to be replaced as per existing with closest available or suitable replacement and installed to manufacturer recommendations and to current Australian standards.</p> <p>However Pattersons will not warrant for possible leaking roofs due to poor design of existing structure or inadequate roof grade.</p> <p>Please note the quotation provided is subject to Variation pending specific Statutory requirements towards Bushfire Attack level requirements and certification and/or any Upgrade requirements found to the property to meet current building standards.</p> | | | | | | | | |

May Aung

From: Christopher Mayell <goodnavetsurgery@gmail.com>
Sent: Tuesday, 7 November 2023 8:01 AM
To: Kim Jay
Subject: FW: Claim 1594046996AU / CL29950 - Policy 9903756CMB - Watell Pty Ltd
Attachments: 425669 Quote.pdf; InspectionReport-425669.pdf

Hi Kim,

Here is the answer for the AIG question for the Superfund on the 23/01/2023.

Thanks

Chris

Sent from [Mail](#) for Windows

From: [Judd, Alexander](#)
Sent: Monday, 23 January 2023 2:37 PM
To: [Christopher Mayell](#)
Cc: [Alison Farmer](#)
Subject: Claim 1594046996AU / CL29950 - Policy 9903756CMB - Watell Pty Ltd

Good afternoon,

Thank you for your email.

As the insured is GST registered, I have removed GST and settled the claim this afternoon as follows:

Quote \$4,861.60

Excess \$500.00

Settlement \$4,361.60

Please allow five working days for this to clear.

Kind regards,

Alexander Judd
Desktop Claims Examiner
Portfolio Solutions
AIG Australia

Level 13, 717 Bourke Street
Docklands VIC 3008
T 03 9522 4014
alexander.judd@aig.com | www.aig.com.au



From: Christopher Mayell <goodnavetsurgery@gmail.com>
Sent: Thursday, 19 January 2023 4:13 PM
To: Judd, Alexander <Alexander.Judd@aig.com>; Alison Farmer <Alison.Farmer@experien.com.au>

Report details

| | Site Visit Details | | Property Details |
|--------------------------|--------------------|---------------|------------------|
| Date: | 22/12/2022 | Type: | Shop |
| Time: | 1:11:33 PM | Design: | Single Story |
| Assessment Completed By: | Paul Burton | Construction: | Brick Veneer |
| Assessor Contact Number: | 07 3457-0700 | Roof Type: | Iron |
| Assessment Attended By: | Chris | Age of Home: | 0 Years |

Insured Details

| | | Policy Details | |
|-------------------------|--|-------------------|-----------------|
| Insured: | Yaskween Pty Ltd atf C&D Superfund & Kween Pty Ltd | Policy: | <not set> (\$0) |
| Situation Address: | 19 Queen St Goodna QLD 4300 | Contents Covered: | NO (\$0) |
| Insurerbuild Reference: | 425669 | Landlord Extras: | NO |
| Insurer: | AIG Australia Limited | Category: | |
| Claim Number: | 1594046996AU | | |

Damage Report:

Cause and Circumstances:

We met on site with your insureds representative Chris on the 21/12/2022 and there discussed the circumstances surrounding this claim.

We have been advised that a a police officer had a medical event and car drove into retaining wall and has caused damage the wall.

On inspection of the property we found that the retaining wall has been damaged due the impact of a car that has driven into into as per the insured terms of events.

Based on our site inspection and information obtained Pattersons can confirm that the claimed resultant damage has been caused by a car impacting the wall

Maintenance Issues:

On inspection of the insureds property we have found the following maintenance issues directly relating to the claimed resultant damages:

*No maintenance issues directly related to this claim

It is the insureds responsibility to ensure this is rectified prior to any proposed resultant damage repairs commencing. No allowance has been made for maintenance related items within our scope of works.

GENERAL MAINTENANCE

Whilst on site we noted the following pre-existing damages / maintenance issues. These issues are not related to this claim however we strongly recommend that the insured take appropriate steps to rectify as a general maintenance requirement.

*Roof bulkhead on the front left hand side of the building is coming away

*Eaves sheeting on the front left hand side of the building is dropping

*Movement cracks in brickwork

Report details

| | Site Visit Details | | Property Details |
|--------------------------|--------------------|---------------|------------------|
| Date: | 22/12/2022 | Type: | Shop |
| Time: | 1:11:33 PM | Design: | Single Story |
| Assessment Completed By: | Paul Burton | Construction: | Brick Veneer |
| Assessor Contact Number: | 07 3457-0700 | Roof Type: | Iron |
| Assessment Attended By: | Chris | Age of Home: | 0 Years |

Insured Details

| | | Policy Details |
|-------------------------|--|-------------------|
| Insured: | Yaskween Pty Ltd atf C&D Superfund & Kween Pty Ltd | Policy: |
| Situation Address: | 19 Queen St Goodna QLD 4300 | <not set> (\$0) |
| Insurerbuild Reference: | 425669 | Contents Covered: |
| Insurer: | AIG Australia Limited | NO (\$0) |
| Claim Number: | 1594046996AU | Landlord Extras: |
| | | NO |
| | | Category: |

Resultant Damage:

On inspection of the insureds property we have found the following damages that are being claimed.

- * Retaining wall
- * Painting of repaired retaining wall
- * Reinststate gardens with mulch

Please refer to the attached Scope of Works for a detailed list of repairs required.

Conclusion:

Pattersons can confirm that vehicle impact has caused the resultant damage as noted above and accept this claim as per Policy Coverage for Impact.

We trust you will find the information provided of assistance. If you require any further detail, please contact the writer.

Report Written By:

Paul Burton

NEXT PAGE

Transactions: BOQ One Account-Business a/c 013 172 983 - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

BOQ One Account-Business a/c 013 172 983

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|--|---|------------------|----------------|------------------|------------------|-----------------|
| BOQ One Account-Business a/c 013 172 983 | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 \$ | 0.00 Cr | |
| | 01/07/2022 | interest | \$ | 2.02 \$ | 2.02 Cr | |
| | 01/08/2022 | interest | \$ | 3.72 \$ | 5.74 Cr | |
| | 01/09/2022 | interest | \$ | 4.30 \$ | 10.04 Cr | |
| | 03/10/2022 | interest | \$ | 4.41 \$ | 14.45 Cr | |
| | 01/11/2022 | interest | \$ | 7.70 \$ | 22.15 Cr | |
| | 01/12/2022 | interest | \$ | 10.86 \$ | 33.01 Cr | |
| | 03/01/2023 | interest | \$ | 12.01 \$ | 45.02 Cr | |
| | 01/02/2023 | interest | \$ | 18.55 \$ | 63.57 Cr | |
| | 01/03/2023 | interest | \$ | 23.04 \$ | 86.61 Cr | |
| | 03/04/2023 | interest | \$ | 21.43 \$ | 108.04 Cr | |
| | 01/05/2023 | interest | \$ | 23.72 \$ | 131.76 Cr | |
| | 01/06/2023 | interest | \$ | 27.62 \$ | 159.38 Cr | |
| | Total BOQ One Account-Business a/c 013 172 983 \$ | | 0.00 \$ | 159.38 \$ | 159.38 Cr | |
| | Total BOQ One Account-Business a/c 013 172 983 \$ | | 0.00 \$ | 159.38 \$ | 159.38 Cr | |

Transactions: 19 Queen St, GOODNA QLD 4300 - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

19 Queen St, GOODNA QLD 4300

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|------------------------------|------------------------------------|------------------|--------------|----------------|---------------------|---------------------|
| 19 Queen St, GOODNA QLD 4300 | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 \$ | 0.00 Cr | |
| | 29/08/2022 | rent | \$ | 6,240.00 \$ | 6,240.00 Cr | |
| | 28/09/2022 | rent | \$ | 6,240.00 \$ | 12,480.00 Cr | |
| | 28/10/2022 | rent | \$ | 6,240.00 \$ | 18,720.00 Cr | |
| | 28/11/2022 | rent | \$ | 6,240.00 \$ | 24,960.00 Cr | |
| | 30/12/2022 | rent | \$ | 6,240.00 \$ | 31,200.00 Cr | |
| | 05/01/2023 | rent | \$ | 6,240.00 \$ | 37,440.00 Cr | |
| | 30/01/2023 | rent | \$ | 6,240.00 \$ | 43,680.00 Cr | |
| | 03/03/2023 | rent | \$ | 6,240.00 \$ | 49,920.00 Cr | |
| | 31/03/2023 | rent | \$ | 6,240.00 \$ | 56,160.00 Cr | |
| | 03/05/2023 | rent | \$ | 6,240.00 \$ | 62,400.00 Cr | |
| | 31/05/2023 | rent | \$ | 6,240.00 \$ | 68,640.00 Cr | |
| | 30/06/2023 | Rental Statement | \$ | 7,140.00 \$ | 75,780.00 Cr | |
| | Total 19 Queen St, GOODNA QLD 4300 | | \$ | 0.00 \$ | 75,780.00 \$ | 75,780.00 Cr |
| | Total 19 Queen St, GOODNA QLD 4300 | | \$ | 0.00 \$ | 75,780.00 \$ | 75,780.00 Cr |

COMMERCIAL TENANCY AGREEMENT

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The Real Estate Institute
of Queensland
Accredited Agency

Printed by Realworks Live

THIS TENANCY AGREEMENT IS MADE BETWEEN THE LESSOR AND THE TENANT. THE LESSOR LEASES TO, AND THE TENANT ACCEPTS A LEASE OF, THE PREMISES FOR THE RENT PAYABLE BY THE TENANT, SUBJECT TO THE TERMS OF THIS AGREEMENT.

THIS AGREEMENT COMPRISES THE REFERENCE SCHEDULE AND COMMERCIAL TENANCY AGREEMENT CONDITIONS.

DO NOT USE THIS DOCUMENT:

- 1 **FOR RESIDENTIAL TENANCIES.**
- 1 **FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT*.**
- 1 **WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS 3 YEARS.**
- 1 **WHERE REGISTRATION UNDER THE *LAND TITLE ACT* IS REQUESTED BY THE TENANT.**

INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the tenancy agreement. Reference should be made to sections 24 (3A) to (7) of the *Legal Profession Act 2007* when preparing and completing this agreement.
2. Unless amended, this agreement provides for rent to be reviewed based on increases in the Consumer Price Index. It is not suitable for use where rent is to be reviewed to market or otherwise.
3. The only outgoings recoverable in this agreement are local government rates, fire service levies, insurance, body corporate fees and levies (including but not limited to administrative fund levies and sinking fund levies), cleaning and garden maintenance. Unless amended, this agreement is not suitable for use where additional outgoings are to be paid by the Tenant.
4. Ensure that all items are completed in the Reference Schedule

Item 1: Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.

Item 2: Full name/s of the tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.

Item 3: The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 3.

Item 5: Insert the period of the further tenancy, e.g. "6 months" or "1 year" or "not applicable". The total term of the lease including any options is not to exceed three years.

Item 7: Insert the date on which the rent is to be adjusted by the CPI or "Not applicable".

Item 8: The Permitted Use should be stated clearly and concisely.

Item 9: Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

REFERENCE SCHEDULE

1 LESSOR: C&D Superfund

Address: 19 Queen St Goodna QLD 4300

Phone: ABN: 42 710 023 960 Email: goodnavetsurgery@gmail.com
 Fax: Mobile: 0424928166

2 TENANT: Maykins Pty Ltd ATF The Trustee for David Watkins Service

Trust Address: 138 Fegen Dr Moorooka QLD 4105

Phone: 07 3288 1822 ABN: 53 158 894 971 Email: goodnavetsurgery@gmail.com
 Fax: Mobile: 0424928166

3 PREMISES: 19 Queen St Goodna QLD 4300

(annex a plan if available)

4 TERM: The term of the agreement is 3 years
 commencing on 01/05/2023; and
 ending on 01/05/26

5 OPTION FOR FURTHER TERM: 3

Note: The term of the lease (including options) should not exceed three (3) years.

6 RENT: \$7140 ex GST (\$7854 incl. GST) per month

7 ANNUAL RENT REVIEW DATES:
 1st of May

8 PERMITTED USE: Veterinary Surgery

9 PERCENTAGE OF OUTGOINGS: 100% (Council rates, water usage, electricity and telephone/internet)

10 DEPOSIT: \$ Nil

11 LESSOR'S AGENT: Not Applicable
 Address:

Phone: ABN: Email Address:
 Fax: Licence Number: Mobile:

COMMERCIAL TENANCY AGREEMENT

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Item 5: Insert the period of the further tenancy, e.g. "6 months" or "1 year" or "not applicable". The total term of the lease including any options is not to exceed three years.

Item 7: Insert the date on which the rent is to be adjusted by the CPI or "Not applicable".

Item 8: The Permitted Use should be stated clearly and concisely.

Item 9: Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

REFERENCE SCHEDULE

1 LESSOR: C&D Superfund

Address: 19 Queen St Goodna QLD 4300

Phone:

Fax:

Mobile: 0424928166

ABN: 42 710 023 960

Email: goodnavetsurgery@gmail.com

2 TENANT: Maykins Pty Ltd ATF The Trustee for David Watkins Service Trust

Address 2/10 Nelson St Yeronga QLD 4104

Phone:

Fax:

Mobile: 0424928166

ABN: 53 158 894 971

Email: goodnavetsurgery@gmail.com

3 PREMISES: 19 Queen St Goodna QLD 4300

(annex a plan if available)

4 TERM: The term of the agreement is 3 years
commencing on 01/05/2020; and
ending on 01/05/23

5 OPTION FOR FURTHER TERM: 3

Note: The term of the lease (including options) should not exceed three (3) years.

rent increased to \$6,240 ex GST for 2023 FY, therefore included this in trustee declarations claiming this increase

6 RENT: \$6000 ex GST (\$6600 incl. GST) per month

7 ANNUAL RENT REVIEW DATES:
1st of May

8 PERMITTED USE: Veterinary Surgery

9 PERCENTAGE OF OUTGOINGS: 100% (Council rates, water usage, electricity and telephone/internet)

10 DEPOSIT: \$ Nil

11 LESSOR'S AGENT: Not Applicable
Address:

Phone:

Fax:

Mobile:

ABN:

Licence Number:

Email Address:

SPECIAL CONDITIONS

AGREEMENT MADE (DATE) 1/5/2020

EXECUTED as an agreement.

EXECUTION BY LESSOR

Executed by: _____
in accordance with section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____ Director _____

Name of Director/Secretary (BLOCK LETTERS) _____ Name of Director (BLOCK LETTERS) _____

OR

SIGNED by  CHRIS MAXWELL AS LESSOR
in the presence of:

 _____
Signature of Witness STEPHANIE DAWSON
Name of Witness (BLOCK LETTERS)

2164 REX HILLS DRIVE, RIPLEY, 4306
Address of Witness

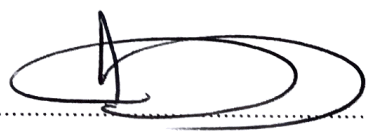
EXECUTION BY TENANT

Executed by: _____
in accordance with section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____ Director _____

Name of Director/Secretary (BLOCK LETTERS) _____ Name of Director (BLOCK LETTERS) _____

OR

SIGNED by  DAVID WATKINS AS TENANT
in the presence of:

 _____
Signature of Witness STEPHANIE DAWSON
Name of Witness (BLOCK LETTERS)

2164 REX HILLS DRIVE, RIPLEY, 4306
Address of Witness

COMMERCIAL TENANCY AGREEMENT CONDITIONS

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IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

1.2 Definitions

Unless the context otherwise requires:

- (1) **"Agreement"** means this document, including any Schedule or Annexure to it;
- (2) **"Business Day"** means a day that is not a Saturday, Sunday or any other day which is a public holiday or a bank holiday in the place where an act is to be performed or a payment is to be made;
- (3) **"Claim"** includes any claim or legal action and all costs and expenses incurred in connection with it;
- (4) **"GST"** means a goods and services tax or similar value added tax.
- (5) **"Land"** means the land on which the Premises are situated;
- (6) **"Lessor's Property"** means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
- (7) **"Premises"** means the premises described in Item 3 of the Reference Schedule and includes the Lessor's Property in the premises;
- (8) **"REIQ"** means The Real Estate Institute of Queensland Ltd;
- (9) **"Services"** means all utilities and services in the Premises;
- (10) **"Tenancy"** means the tenancy between the Lessor and the Tenant created by this Agreement;
- (11) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
- (12) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not the Lessor's; and
- (13) **"Term"** means either a periodic monthly tenancy or the period of months or years described in Item 4 of the Reference Schedule, as applicable, commencing on the date in Item 4 in the reference schedule.

1.3 Interpretation

- (1) Reference to:
 - (a) one gender includes each other gender;
 - (b) the singular includes the plural and the plural includes the singular;
 - (c) a person includes a body corporate;
 - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
 - (e) a statute, regulation or provision of a statute or regulation ("**Statutory Provision**") includes:
 - (i) that Statutory Provision as amended or re-enacted from time to time; and
 - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) All monetary amounts are in Australian dollars, unless otherwise stated.
- (3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
- (4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
- (5) A party which is a trustee is bound both personally and in its capacity as a trustee.
- (6) "Including" and similar expressions are not words of limitation.
- (7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
- (9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
- (10) Section 105 and 107 of the **Property Law Act 1974** do not apply to this Tenancy.

2. TERM AND HOLDING OVER

2.1 Term

The Lessor lets the Premises to the Tenant for the Term.

2.2 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

- (1) the Tenant does so as a monthly tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other 1 month's notice expiring on any day.

COMMERCIAL TENANCY AGREEMENT CONDITIONS

3. RENT AND RENT REVIEWS

3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
- (2) pay the first instalment on the signing of this agreement;
- (3) if necessary, pay the first and last instalments apportioned on a daily basis; and
- (4) pay all instalments as the Lessor directs.

3.2 Definitions

In clause 3.3:

- (1) **"Index Number"** means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) **"Review Date"** means a date stated in the Reference Schedule on which the rent is to be reviewed.

3.3 Rent Review

(1) Application

This clause 3.3 applies if Review Dates are inserted in Item 7 of the Reference Schedule.

(2) Review

The Rent must be reviewed on each Review Date to an amount represented by A where:

$$A = \frac{B}{C} \times D$$

Where *B* = the Index Number for the quarter ending immediately before the relevant Review Date.

Where *C* = the Index Number for the quarter 1 year before the quarter in *B*; and

Where *D* = the Rent payable immediately before the Review Date.

4. OUTGOINGS

4.1 Tenant to Pay Outgoings

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 9 of the Reference Schedule that percentage of the Outgoings for the Premises, or the property of which the Premises is part as applicable.
- (2) Outgoings are payable to the Lessor within 14 days of production to the Tenant of a copy of the Lessor's assessment notice or account.

4.2 Outgoings

For the purposes of this clause Outgoings means the following charges levied or expenses payable in respect of the Premises or property of which the Premises is part:

- (1) rates and other charges levied pursuant to a law;
- (2) insurance premiums payable by the Lessor;
- (3) Body Corporate fees and levies (including but not limited to administrative fund levies and sinking fund levies);
- (4) the cost of cleaning any areas adjacent to the Premises that are used by the Tenant; and
- (5) maintaining any gardens on the Land.

5. USE OF THE PREMISES

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

5.2 Restrictions on Use

The Tenant must not:

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's consent which must not be unreasonably withheld;
- (3) overload any Services;
- (4) damage the Lessor's Property;
- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything illegal on the Premises.

6. MAINTENANCE AND REPAIR

6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Lessor's Right to Inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

COMMERCIAL TENANCY AGREEMENT CONDITIONS

8. TENANT'S RELEASE AND INDEMNITY

- 8.1** The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.
- 8.2** The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:
- (1) if it:
 - (a) occurs in the Premises;
 - (b) arises from the use of the Services in the Premises; or
 - (c) arises from the overflow or leakage of water from the Premises;
 except to the extent that it is caused by the Lessor's deliberate act or negligence; and
 - (2) if it arises from the negligence or default of the Tenant or the Tenant's Employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.
- 8.3** The Lessor must do everything reasonable to ensure the Services operate efficiently during normal working hours but the Lessor is not liable if they do not.
- 8.4** The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

9. DEFAULT AND TERMINATION

9.1 Default

The Tenant defaults under this Tenancy if:

- (1) the Rent or any money payable by the Tenant is unpaid for 14 days;
- (2) the Tenant breaches any other term of this Tenancy;
- (3) the Tenant assigns its property for the benefit of creditors; or
- (4) the Tenant becomes an externally-administered body corporate within the meaning of the **Corporations Law**.

9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may do any one or more of the following:

- (1) re-enter and take possession of the Premises;
- (2) by notice to the Tenant, terminate this Tenancy;
- (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (4) exercise any of its other legal rights;
- (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

10. TERMINATION OF TERM

10.1 Tenant's Obligations

At the end of the term the Tenant must:

- (1) vacate the Premises and give them back to the Lessor in good repair and condition;
- (2) remove all the Tenant's Property from the Premises;
- (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
- (4) return all keys, security passes and cards held by it or the Tenant's Employees.

10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

- (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

11. DAMAGE AND DESTRUCTION

11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

- (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type and extent of damage or destruction; and
- (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.

11.2 Tenant May Terminate

The Tenant may terminate this Lease by notice to the Lessor unless the Lessor:

- (1) within 3 months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
- (2) carries out the reinstatement works within a reasonable time.

11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

- (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
- (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.

11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this Lease by giving the Tenant at least 1 month's notice ending on any day of the month. At the end of that month's notice, this Lease ends.

11.5 Dispute Resolution

- (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
- (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
- (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.

COMMERCIAL TENANCY AGREEMENT CONDITIONS

11.6 Lessor Not Obligated to Reinstate

- (1) Nothing in this Lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
- (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.

11.7 Antecedent Rights

Termination under this clause 11 does not effect either parties' accrued rights before termination.

12. DUTY

- 12.1** The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

13. GOODS AND SERVICES TAX

- 13.1** If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

14. OPTION FOR FURTHER TENANCY

- 14.1** If a further term has been inserted in Item 5 of the Reference Schedule and the Tenant:
- (1) wishes to lease the Premises for the further term;
 - (2) gives notice to that effect to the Lessor not less than 3 months before and not more than 6 months before the Term expires; and
 - (3) has not breached this Tenancy;
- the Lessor must grant a further tenancy ("**Further Tenancy**") to the Tenant on the same terms as this Tenancy except for the Rent.
- 14.2**
- (1) The Rent for the Further Tenancy will be an amount to be agreed between the Lessor and Tenant and failing agreement 3 months before the Term expires the market rent for the Premises determined by an independent qualified Valuer (acting as an expert) nominated by the Chief Executive Officer of the REIQ at the request of either party.
 - (2) The Valuer's determination is final and binding on the parties.
 - (3) The Valuer's costs must be paid by the Lessor and Tenant equally. Either party may pay the Valuer's cost and recover one-half of the amount paid from the other party.
- 14.3** Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Lease and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.
- 14.4** This clause 14 will be omitted from the Further Tenancy.

15. DEPOSIT AND COMMISSION

- 15.1** The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.
- 15.2** The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.
- 15.3** The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

16. NOTICES

- 16.1** Any notice required to be given to any person under this Agreement must be:
- (1) in writing; and
 - (2) given in accordance with section 347 of the "*Property Law Act 1974*"

Billing Transactions

Policy details

| | | | |
|----------------------|--------------------------------------|--------------------------|------------|
| Policy number | 518959818 | Policy start date | 5 Mar 2021 |
| Owner(s) | Yaskween Pty Ltd A T F C&D Superfund | Policy status | In-Force |
| | | Paid to date | 5 Mar 2024 |

Person insured details

Names David Stuart Watkins

Premium transactions

| Tax Year | Date Received | Renewal Period | Instalment | Payment Method | Amount Applied | Amount Received | Total Received |
|----------|---------------|----------------|------------|----------------|----------------|-----------------|---------------------------------------|
| FY2023 | 6 Mar 2023 | Year 3 | 01 of 01 | Direct Debit | \$2,103.43 | \$2,103.43 | |
| | | | | | | | Total for Prior Financial Year |
| | | | | | | | \$2,103.43 |
| | | | | | | | Grand Total |
| | | | | | | | \$2,103.43 |

Need help?

Your Adviser

Glenn Enriquez

Contact number: 0493557076 07 5239 8966

Email: glenn@initiativefa.com.au

Customer Service Centre

132 979

8am to 7pm (Sydney time), Monday to Friday

life@clearview.com.au

all invoices attached next WPs (pg 20-27)

Transactions: Accountancy Fee - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

Accountancy Fee

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|-----------------------|-------------|------------------|--------------------|----------------|--------------------|-----------------|
| Accountancy Fee | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 \$ | 0.00 Cr | |
| | 06/09/2022 | accounting | \$ 154.00 | \$ | 154.00 Dr | |
| | 10/10/2022 | accounting | \$ 154.00 | \$ | 308.00 Dr | |
| | 29/11/2022 | accounting | \$ 2,292.59 | \$ | 2,600.59 Dr | |
| | 06/03/2023 | accounting | \$ 154.00 | \$ | 2,754.59 Dr | |
| | 19/04/2023 | accounting | \$ 165.00 | \$ | 2,919.59 Dr | |
| | 15/05/2023 | accounting | \$ 280.50 | \$ | 3,200.09 Dr | |
| | 15/05/2023 | accounting | \$ 280.50 | \$ | 3,480.59 Dr | |
| | 29/06/2023 | accounting | \$ 220.00 | \$ | 3,700.59 Dr | |
| Total Accountancy Fee | | \$ | 3,700.59 \$ | 0.00 \$ | 3,700.59 Dr | |
| Total Accountancy Fee | | \$ | 3,700.59 \$ | 0.00 \$ | 3,700.59 Dr | |

C & D Superfund
 138 Fegen Dr
 MOOROOKA
 QLD 4105

Tax Invoice

I021862

Date
 19 April 2023

Description

Preparation of your Business Activity Statement (BAS) for the quarter ended 31 March 2023 from records provided by you, including electronic lodgement of the BAS with the Australian Taxation Office on your behalf.

Discussions, correspondence, instruction and advice to you as required throughout the period.

| | |
|-------------------|-------------|
| Subtotal | 150.00 |
| GST | 15.00 |
| Total | 165.00 |
| Amount Due | 0.00 |

Due Date: 3 May 2023

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
 (Please use Invoice No. as Reference)

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

Customer C & D Superfund
Invoice No. I021862
Amount Due 0.00
Due Date 3 May 2023

Kween St Pty Ltd
138 Fegen Dr
MOOROOKA
QLD 4105

Tax Invoice
1022043

Date
8 May 2023

Description

Attending to various secretarial matters of the company on your behalf throughout the year, including acting as your registered office, checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC), checking and forwarding of your annual Company Statement, preparation of required ASIC advices, preparation of director's meeting minutes to meet solvency requirements of the ASIC, and maintenance of your electronic company register and documentation contained therein.

Discussions, correspondence, instruction and advice to you as required throughout the period.

| | |
|-------------------|-------------|
| Subtotal | 255.00 |
| GST | 25.50 |
| <hr/> | |
| Total | 280.50 |
| Amount Due | 0.00 |

Due Date: 22 May 2023

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
(Please use Invoice No. as Reference)

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

| | |
|--------------------|------------------|
| Customer | Kween St Pty Ltd |
| Invoice No. | 1022043 |
| Amount Due | 0.00 |
| Due Date | 22 May 2023 |

Yaskween Pty Ltd
 138 Fegen Dr
 MOOROOKA
 QLD 4105

Tax Invoice
1022046
Date
 8 May 2023

Description

Attending to various secretarial matters of the company on your behalf throughout the year, including acting as your registered office, checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC), checking and forwarding of your annual Company Statement, preparation of required ASIC advices, preparation of director's meeting minutes to meet solvency requirements of the ASIC, and maintenance of your electronic company register and documentation contained therein.

Discussions, correspondence, instruction and advice to you as required throughout the period.

| | |
|-------------------|-------------|
| Subtotal | 255.00 |
| GST | 25.50 |
| <hr/> Total | 280.50 |
| Amount Due | 0.00 |

Due Date: 22 May 2023

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
 (Please use Invoice No. as Reference)

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

| | |
|--------------------|------------------|
| Customer | Yaskween Pty Ltd |
| Invoice No. | 1022046 |
| Amount Due | 0.00 |
| Due Date | 22 May 2023 |



ABN 17 141 062 508
Suite 2 / 10 Lake Kawana Bvd, Birtinya QLD 4575
Phone: (07) 5437 8888
Email: info@initiativegroup.com.au

C & D Superfund
138 Fegen Dr
MOOROOKA
QLD 4105

Tax Invoice
I022582

Date
14 June 2023

Description

Entry fee plus ongoing fees for the annual renewal of your Self Managed Super Fund trust deed. Next renewal date will be in 12 months time.

Discussions, correspondence, instruction and advice to you in relation to the above matters as required throughout the period.

| | |
|-------------------|-------------|
| Subtotal | 200.00 |
| GST | 20.00 |
| Total | 220.00 |
| Amount Due | 0.00 |

Due Date: 28 June 2023

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

| | |
|--------------------|-----------------|
| Customer | C & D Superfund |
| Invoice No. | I022582 |
| Amount Due | 0.00 |
| Due Date | 28 June 2023 |

Direct Deposit Details: BSB 064-406 Account No. 10620281
(Please use Invoice No. as Reference)

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

KWEEN ST PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 03 May 22
 KWEEN ST PTY LTD

ACN 625 938 258

Account No. 22 625938258

Summary

| | |
|--------------------|-----------------|
| Opening Balance | \$0.00 |
| New items | \$276.00 |
| Payments & credits | \$0.00 |
| TOTAL DUE | \$276.00 |

+56
 ✓=\$332 paid personally

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

Transaction details are listed on the back of this page

Inquiries

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

Please pay

| | |
|--------------|-----------------|
| Immediately | \$0.00 |
| By 03 Jul 22 | \$276.00 |

If you have already paid please ignore this invoice statement.

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



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

KWEEN ST PTY LTD

ACN 625 938 258

Account No: 22 625938258



22 625938258

| | |
|------------------|-----------------|
| TOTAL DUE | \$276.00 |
| Immediately | \$0.00 |
| By 03 Jul 22 | \$276.00 |

Payment options are listed on the back of this payment slip



Bill Code: 17301
 Ref: 2296259382580



*814 129 0002296259382580 16



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

YASKWEEN PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 03 May 22

YASKWEEN PTY LTD

ACN 625 937 804

Account No. 22 625937804

Summary

| | |
|--------------------|----------------|
| Opening Balance | \$0.00 |
| New items | \$56.00 |
| Payments & credits | \$0.00 |
| TOTAL DUE | \$56.00 |

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

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

| | |
|--------------|----------------|
| Immediately | \$0.00 |
| By 03 Jul 22 | \$56.00 |

If you have already paid please ignore this invoice statement.

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



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

YASKWEEN PTY LTD

ACN 625 937 804

Account No: 22 625937804



22 625937804

| | |
|------------------|----------------|
| TOTAL DUE | \$56.00 |
| Immediately | \$0.00 |
| By 03 Jul 22 | \$56.00 |

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296259378042



*814 129 0002296259378042 49

Inquires 1300 300 630

Issue date 03 May 23

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 09134684

Check this statement carefully

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

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

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



To make changes to company details or amend incorrect information

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



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



Use your agent.

ACN 625 938 258

FOR **KWEEN ST PTY LTD**

REVIEW DATE: 03 May 23

Company Statement

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

1 Registered office
INITIATIVE GROUP 'INITIATIVE GROUP' SUITE 2 10 LAKE KAWANA BOULEVARD BOKARINA QLD 4575

2 Principal place of business
19 QUEEN STREET GOODNA QLD 4300

3 Officeholders

Name: DAVID WATKINS
Born: HONG KONG
Date of birth: 05/12/1986
Address: 138 FEGEN DRIVE MOOROOKA QLD 4105
Office(s) held: DIRECTOR, APPOINTED 03/05/2018

Name: CHRISTOPHER MAYELL
Born: IPSWICH QLD
Date of birth: 30/06/1986
Address: 138 FEGEN DRIVE MOOROOKA QLD 4105
Office(s) held: DIRECTOR, APPOINTED 03/05/2018; SECRETARY, APPOINTED 03/05/2018

4 Company share structure

| Share class | Shares description | Number issued | Total amount paid on these shares | Total amount unpaid on these shares |
|-------------|--------------------|---------------|-----------------------------------|-------------------------------------|
| ORD | ORDINARY SHARES | 2 | \$2.00 | \$0.00 |

5 Members

These details continue on the next page

KWEEN ST PTY LTD ACN 625 938 258

Company statement continued

| Name: | DAVID WATKINS | | |
|-------------|-----------------------------------|------------|-------------------|
| Address: | 138 FEGEN DRIVE MOOROOKA QLD 4105 | | |
| Share Class | Total number held | Fully paid | Beneficially held |
| ORD | 1 | Yes | Yes |

| Name: | CHRISTOPHER MAYELL | | |
|-------------|-----------------------------------|------------|-------------------|
| Address: | 138 FEGEN DRIVE MOOROOKA QLD 4105 | | |
| Share Class | Total number held | Fully paid | Beneficially held |
| ORD | 1 | Yes | Yes |

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

End of company statement

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

Additional company information

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

6 Contact address for ASIC use only

| | |
|--------------------------|--|
| Registered agent name: | INITIATIVE ACCOUNTING GROUP |
| Registered agent number: | 22813 |
| Address: | SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575 |

Inquires 1300 300 630

Issue date 03 May 23

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 09800001

Check this statement carefully

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

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

ACN 625 937 804
FOR **YASKWEEN PTY LTD**

REVIEW DATE: 03 May 23

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



To make changes to company details or amend incorrect information

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



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



Use your agent.

Company Statement

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

1 Registered office
INITIATIVE GROUP '2' 10 LAKE KAWANA BOULEVARD BOKARINA QLD 4575

2 Principal place of business
19 QUEEN STREET GOODNA QLD 4300

3 Officeholders

Name: DAVID WATKINS
Born: HONG KONG
Date of birth: 05/12/1986
Address: 138 FEGEN DRIVE MOOROOKA QLD 4105
Office(s) held: DIRECTOR, APPOINTED 03/05/2018

Name: CHRISTOPHER MAYELL
Born: IPSWICH QLD
Date of birth: 30/06/1986
Address: 138 FEGEN DRIVE MOOROOKA QLD 4105
Office(s) held: DIRECTOR, APPOINTED 03/05/2018; SECRETARY, APPOINTED 03/05/2018

4 Company share structure

| Share class | Shares description | Number issued | Total amount paid on these shares | Total amount unpaid on these shares |
|-------------|--------------------|---------------|-----------------------------------|-------------------------------------|
| ORD | ORDINARY SHARES | 2 | \$2.00 | \$0.00 |

5 Members

These details continue on the next page

YASKWEEN PTY LTD ACN 625 937 804

Company statement continued

| Name: | DAVID WATKINS | | |
|-------------|-----------------------------------|------------|-------------------|
| Address: | 138 FEGEN DRIVE MOOROOKA QLD 4105 | | |
| Share Class | Total number held | Fully paid | Beneficially held |
| ORD | 1 | Yes | Yes |

| Name: | CHRISTOPHER MAYELL | | |
|-------------|-----------------------------------|------------|-------------------|
| Address: | 138 FEGEN DRIVE MOOROOKA QLD 4105 | | |
| Share Class | Total number held | Fully paid | Beneficially held |
| ORD | 1 | Yes | Yes |

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

End of company statement

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

Additional company information

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

6 Contact address for ASIC use only

| | |
|--------------------------|--|
| Registered agent name: | INITIATIVE ACCOUNTING GROUP |
| Registered agent number: | 22813 |
| Address: | SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575 |

Transactions: 19 Queen St, GOODNA QLD 4300 - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

19 Queen St, GOODNA QLD 4300

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|------------------------------|------------------------------------|-----------------|-----------------|---------|--------------|----------|
| 19 Queen St, GOODNA QLD 4300 | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 \$ | 0.00 Cr | |
| | 04/07/2022 | Interest | \$ 3,444.79 | \$ | 3,444.79 Dr | |
| | 04/08/2022 | Interest | \$ 3,438.18 | \$ | 6,882.97 Dr | |
| | 02/09/2022 | Interest | \$ 3,210.15 | \$ | 10,093.12 Dr | |
| | 04/10/2022 | Interest | \$ 3,534.51 | \$ | 13,627.63 Dr | |
| | 04/11/2022 | Interest | \$ 3,417.77 | \$ | 17,045.40 Dr | |
| | 02/12/2022 | Interest | \$ 3,080.95 | \$ | 20,126.35 Dr | |
| | 04/01/2023 | Interest | \$ 3,622.65 | \$ | 23,749.00 Dr | |
| | 03/02/2023 | Interest | \$ 3,287.55 | \$ | 27,036.55 Dr | |
| | 03/03/2023 | Interest | \$ 3,061.88 | \$ | 30,098.43 Dr | |
| | 04/04/2023 | Interest | \$ 3,491.01 | \$ | 33,589.44 Dr | |
| | 04/05/2023 | Interest | \$ 3,266.58 | \$ | 36,856.02 Dr | |
| | 02/06/2023 | Interest | \$ 3,150.89 | \$ | 40,006.91 Dr | |
| | Total 19 Queen St, GOODNA QLD 4300 | | \$ 40,006.91 \$ | 0.00 \$ | 40,006.91 Dr | |
| | Total 19 Queen St, GOODNA QLD 4300 | | \$ 40,006.91 \$ | 0.00 \$ | 40,006.91 Dr | |

all invoices attached

Transactions: 19 Queen St, GOODNA QLD 4300 - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

19 Queen St, GOODNA QLD 4300

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|------------------------------|------------------------------------|-----------------------------|----------------|---------|-------------|----------|
| 19 Queen St, GOODNA QLD 4300 | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 \$ | 0.00 Cr | |
| | 23/01/2023 | security fence installation | \$ 5,136.36 | \$ | 5,136.36 Dr | |
| | 02/03/2023 | card processing fees | \$ 27.16 | \$ | 5,163.52 Dr | |
| | 13/03/2023 | zenb2b brisbane | \$ 909.09 | \$ | 6,072.61 Dr | |
| | 13/03/2023 | card processing fee | \$ 6.55 | \$ | 6,079.16 Dr | |
| | Total 19 Queen St, GOODNA QLD 4300 | | \$ 6,079.16 \$ | 0.00 \$ | 6,079.16 Dr | |
| | Total 19 Queen St, GOODNA QLD 4300 | | \$ 6,079.16 \$ | 0.00 \$ | 6,079.16 Dr | |

A.B.N. 94 662 155 311 | A.C.N. 662 155 311
Suite 3213 - 190 Birkdale Road Birkdale QLD 4159
BizCover Public Liability up to \$20m: Policy BZ16261CMB



QUOTE

Quote No 87

Date 16th January 2023

THIS QUOTE IS VALID FOR 7 BUSINESS DAYS.

Quote To Chris Mayell
19 Queen Street, Goodna
PH:

Description of work
Supply & Installation of approximately 18lm of security fencing at 1.8m high.
o Includes a 10 year warranty
o Includes the removal & disposal of any old fencing/rubbish

| Barcode | Description | Tax | Price \$ | Qty | Total \$ |
|---------|------------------|---------------|------------|-----|------------|
| | Total Job Cost | GST on Income | \$5,650.00 | 1 | \$5,650.00 |
| | Deposit - \$1500 | GST on Income | \$0.00 | 1 | \$0.00 |

| Quote Totals | |
|----------------------|-------------------|
| Subtotal | \$5,136.36 |
| Tax | \$513.64 |
| TOTAL inc GST | \$5,650.00 |



Proud Member

16/01/2023



Suite 3213 - 190 Birkdale Road
Birkdale QLD 4159
0421 148 009
fencingndecking@outlook.com

Tax Invoice
ABN: 94 662 155 311

Tax Invoice # 87
28th February 2023

Chris Mayell
19 Queen Street, Goodna

WORK COMPLETED:

Supply & Installation of approximately 18lm of security fencing at 1.8m high.
o Includes a 10 year warranty
o Includes the removal & disposal of any old fencing/rubbish

| DESCRIPTION | QTY | UNIT PRICE | TOTAL PRICE |
|---------------------|-----|------------|-------------------|
| Total Job Cost | 1 | \$5,136.36 | \$5,136.36 |
| Deposit - \$1500 | -1 | \$1,363.64 | \$-1,363.64 |
| SUBTOTAL: | | | \$3,772.72 |
| GST: | | | \$377.28 |
| TOTAL: | | | \$4,150.00 |
| PAID: | | | \$0.00 |
| BALANCE DUE: | | | \$4,150.00 |

How to Pay

Tax Invoice # 87
\$4,150.00 due by 28th February 2023

We accept payment by: Bank Deposit, Card or Cash

Bank Details **Name:** Brisbane Fence & Deck
BSB: 062 692
Account Number: 7239 1377

Thank you for your business, have a great day!



72 Clara Street
Wynnum QLD 4178
0476 118 093
fencingndecking@outlook.com

Tax Invoice
ABN: 94 662 155 311

Tax Invoice # 249
15th May 2023

Chris Mayell
19 Queen Street, Goodna

WORK COMPLETED:

Supply & Installation of approximately 9lm of security fencing including a single entry gate
o This quote has been confirmed with a site inspection
o Includes a 10 year warranty

| DESCRIPTION | QTY | UNIT PRICE | TOTAL PRICE |
|-----------------------|-----|------------|-------------------|
| Total Job Cost | 1 | \$2,818.18 | \$2,818.18 |
| Partial invoice #249A | -1 | \$909.09 | \$-909.09 |
| SUBTOTAL: | | | \$1,909.09 |
| GST: | | | \$190.91 |
| TOTAL: | | | \$2,100.00 |
| PAID: | | | \$0.00 |
| BALANCE DUE: | | | \$2,100.00 |

**PAYMENT DUE
IMMEDIATELY**

How to Pay

We accept payment by: Bank Deposit, Card or Cash

Tax Invoice # 249
\$2,100.00 due by 15th May 2023

Bank Details **Name:** Brisbane Fence & Deck
BSB: 062 692
Account Number: 7239 1377

Thank you for your business, have a great day!



ZenPay Pty Ltd
Unit 5-9, 5 Rosebery Place
Balmain NSW 2041
ABN: 63 056 881 942

Invoice Number:

**Payment Confirmation & Processing Fee Tax Invoice
for your payment to: Brisbane Fence & Deck**

Payment Summary

| | |
|------------------------|--|
| Date: | 02-Mar-2023 14:02:32 |
| Billor Name: | Brisbane Fence & Deck - bnefence |
| Customer Company Name: | The Trustee for David Watkins Service Trust |
| ABN: | 53158894971 |
| Customer Name: | David Watkins |
| Customer Reference: | Chris Mayell |

Processing Fee Tax Invoice

| | |
|--------------------------------------|--|
| Processing Fee: | \$29.88 |
| Processing Fee GST: | \$2.72 |
| Processing Fee / This Invoice Total: | \$29.88 -2.72=\$27.16 (added to repairs) |

Payment Amount Summary

| | |
|-----------------------|------------|
| Base Payment Amount: | \$4,150.00 |
| Processing Fee Total: | \$29.88 |
| Total Payment Amount: | \$4,179.88 |

This total payment amount will appear on your card statement as: **ZEN*B2B*** followed by your merchant's name and suburb.

Have a question? Contact us on 1300 205 575 or info@b2bpay.com.au



ZenPay Pty Ltd
Unit 5-9, 5 Rosebery Place
Balmain NSW 2041
ABN: 63 056 881 942

Invoice Number:

**Payment Confirmation & Processing Fee Tax Invoice
for your payment to: Brisbane Fence & Deck**

Payment Summary

| | |
|------------------------|--|
| Date: | 13-Mar-2023 11:53:26 |
| Billor Name: | Brisbane Fence & Deck - bnefence |
| Customer Company Name: | The Trustee for David Watkins Service Trust |
| ABN: | 53158894971 |
| Customer Name: | David Watkins |
| Customer Reference: | Chris Mayell |

Processing Fee Tax Invoice

| | |
|--------------------------------------|--|
| Processing Fee: | \$7.20 |
| Processing Fee GST: | \$0.65 |
| Processing Fee / This Invoice Total: | \$7.20 -0.65=\$6.55 (added to repairs) |

Payment Amount Summary

| | | |
|-----------------------|------------|-------------------|
| Base Payment Amount: | \$1,000.00 | less GST=\$909.09 |
| Processing Fee Total: | \$7.20 | |
| Total Payment Amount: | \$1,007.20 | |

This total payment amount will appear on your card statement as: **ZEN*B2B*** followed by your merchant's name and suburb.

Have a question? Contact us on 1300 205 575 or info@b2bpay.com.au

Tax Invoice



Brisbane CBD
Herron Todd White
(Brisbane) Pty Ltd
ABN 41 605 787 200

Level 19, 167 Eagle Street Brisbane QLD
4000
Telephone 07 3002 0900
Email briscommercial@htw.com.au
htw.com.au
PO Box 61 Chermside South QLD 4032

Invoice No: JB3095899-1

Date: 28/07/2022

| | | | |
|---------------|---|-----------------|---------------------------|
| To: | Mayell; Christopher Christopher Mayell | Instructed By: | Christopher Mayell |
| Property: | 19 Queen Street Goodna QLD 4300 | Email: | Chrismayell86@hotmail.com |
| Fee Comments: | N/A | Your Reference: | Alex Creswick |

Property Services

| | | |
|-------------------------------|---|-------------------|
| Subtotal: | | \$2,000.00 |
| GST: | GST claimable = 75% x \$200 = \$150 | \$200.00 |
| Total (Inc. GST): | Net GST = \$2200 - \$150 = \$2,050 ✓ | \$2,200.00 |
| Amount Due (Inc. GST): | | \$0.00 |

Herron Todd White reserves the right to add any costs incurred in the process of collecting unpaid monies to the outstanding amount. These recovery costs may include, but are not limited to, collection agency fees or commissions, legal fees, postage, couriers, dishonour fees, bank fees.

** An additional payment processing fee of up to 2% applies to all Mastercard and Visa card payments. **

Liability limited by a scheme approved under Professional Standards Legislation. The scheme does not apply within Tasmania.

TITLE AND STATUTORY DETAILS

| | |
|---------------|---|
| Zoning | <p>The property is classified 'Major Centres (Goodna Primary Bus Area TCC)' under the Ipswich Planning Scheme 2006.</p> <p>No onerous environmental overlays identified.</p> <p>The property is presently used for medical (veterinary) purposes. The current use is considered an accepted use, subject to requirements, under the current planning guidelines.</p> <p>We are not aware of any approvals impacting on this property and have not undertaken any searches in this regard.</p> |
|---------------|---|

VALUATION SUMMARY

| | | | | | | | |
|-------------------------------------|---|------------------------------------|----------------------|-----------------------------------|--------------------------|--------------------------------|---|
| Property Description 'As Is' | <p>The property comprises a 1,014 square metre regular shaped internal site with a singular road frontage to Queen St.</p> <p>Erected on the property is an older style, single level medical building configured as a veterinary clinic comprising a Net Lettable Area (NLA) of 375 square metres. The improvements have been partially refurbished and overall present to a good market standard of medical accommodation.</p> <p>The property is currently owner occupied. For superannuation valuation purposes we have adopted a notional 3 + 3 year lease term commencing at the date of valuation.</p> | | | | | | |
| Valuation Summary | <table> <tr> <td>Passing Net Income: \$118,152 p.a.</td> <td>Passing Yield: 6.06%</td> </tr> <tr> <td>Market Net Income: \$118,152 p.a.</td> <td>Adopted Cap. Rate: 6.00%</td> </tr> <tr> <td>Lease Term Certain: 3.00 years</td> <td>Analysed Rate \$/m²: \$5,200</td> </tr> </table> | Passing Net Income: \$118,152 p.a. | Passing Yield: 6.06% | Market Net Income: \$118,152 p.a. | Adopted Cap. Rate: 6.00% | Lease Term Certain: 3.00 years | Analysed Rate \$/m ² : \$5,200 |
| Passing Net Income: \$118,152 p.a. | Passing Yield: 6.06% | | | | | | |
| Market Net Income: \$118,152 p.a. | Adopted Cap. Rate: 6.00% | | | | | | |
| Lease Term Certain: 3.00 years | Analysed Rate \$/m ² : \$5,200 | | | | | | |

Market Value 'As Is' **\$1,950,000**

(One Million Nine Hundred And Fifty Thousand Dollars)

Our market value assessment is exclusive of any applicable GST. No allowance has been made for realisation expenses.

This valuation is subject to the assumptions and qualifications contained within and appended to this report.

Valuer



Alex Creswick
Senior Valuer
AAPI - Certified Practising Valuer
API No: 101552 - QLD Registration No: 3976
Inspected Property - Yes

Counter Signatory



Terry Munn
Director
AAPI - Certified Practising Valuer
API No: 66319 - QLD Registration No: 2515
Inspected Property - No

Important

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Whilst not having inspected the subject property, the Counter Signatory, Terry Munn, acting in the capacity as a Supervising Member, has reviewed the draft valuation report and any working papers, and based upon that review and questioning of the Primary Valuer (as appropriate), is satisfied there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer.



Valuation Report

Medical Property



19 Queen St, Goodna QLD 4300

As at 13 September 2023
Prepared for Kween St Pty Ltd ATF C & D Superfund
Our Ref JB3632863

Brisbane CBD

Herron Todd White (Brisbane) Pty Ltd
ABN 41 605 787 200

Level 19, 167 Eagle Street
Brisbane QLD 4000
PO Box 61
Chermside South QLD 4032

Telephone 07 3002 0900
briscommercial@htw.com.au
htw.com.au

EXECUTIVE SUMMARY

INSTRUCTIONS

| | |
|---|---|
| Property Address | 19 Queen St, Goodna QLD 4300. |
| Instructing Party | Mr Christopher Mayell. |
| Prepared For | Kween St Pty Ltd ATF C & D Superfund. |
| Interest Being Valued | The interest being valued is the unencumbered estate in fee simple subject to a notional 3+3 year lease agreement on an 'in use' basis (refer to Critical Assumptions). |
| Purpose of Valuation | Our valuation has been prepared for superannuation fund purposes only. This report has not been prepared for mortgage security lending purposes. We will not accept any responsibility or liability for any reliance upon this valuation for such purposes or for any purpose, other than that stated herein. |
| Date of Inspection and Valuation | 13 September 2023. |
| Date of Report Issue | 14 September 2023. |

TITLE AND STATUTORY DETAILS

| | |
|--|---|
| Registered Owner | Kween St Pty Ltd Atf C & D Superfund. |
| Real Property Description | Lot 1 on Registered Plan No. 84834. |
| Encumbrances / Title Discussion | There are three benefiting easements and one burdening easement registered on the title document. <ul style="list-style-type: none"> Easement No. 719855039 burdening the land to Lots 2-5 on Registered Plan No. 78949. |



Source: PriceFinder

We have not searched the burdening easement nor have we sought a legal opinion with regards to its precise impact on the land. It appears to be for Right of Way purposes and allows the adjoining properties to the north-east access over the single concrete crossover via the property's Queen St frontage. It does not impede on the market value of the subject property 'As Is' however it would impede on any future development over that portion of the site.

| | |
|------------------------------|---|
| Statutory Assessments | \$530,000 as at 30 June 2023 for Local Authority Rating and Land Tax purposes. |
|------------------------------|---|



ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Critical Assumptions

- This valuation report is provided subject to the definitions, assumptions, disclaimers, limitations and qualifications detailed within and annexed to this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- The valuation has been prepared for superannuation purposes only. In accordance with the purpose of the report and in line with standard valuation practices, we have assumed a notional 3+3 year lease agreement at a fair market rent.
- **It is a critical assumption of this valuation that the registered proprietor is adhering to the recommendations outlined within the Asbestos Audit prepared by Envirohealth Consulting Pty Ltd dated 21 May 2015.**

Market Cautions

- There are numerous economic variables currently impacting the property markets, including a rapidly rising interest rate cycle which commenced in May 2022, ongoing high inflation/costs of living pressures and global economic uncertainty. Forecasting the short to medium term performance of the local economy and property sector remains challenging, however, underlying indicators suggest an elevated likelihood that the property market has passed its peak in the current cycle and is now easing.
 - Most commercial property markets peaked in the first Quarter of 2022, which was just prior to the first official RBA rate rise (May 2022). There has since been numerous rate rises over the past 14 months which has seen the official cash rate rise to 4.10%.
-



Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

| | | | |
|----------------------------|-----------------|---------------------|-------------------------|
| Title Reference: | 13306158 | Search Date: | 01/12/2023 12:52 |
| Date Title Created: | 06/07/1960 | Request No: | 46476739 |
| Previous Title: | 11402170 | | |

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 84834
 Local Government: IPSWICH

REGISTERED OWNER

Dealing No: 719882859 05/02/2020

KWEEN ST PTY LTD A.C.N. 625 938 258
 UNDER INSTRUMENT 719882859

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by Deed of Grant No. 10364084 (ALLOT 9 SEC 22)
- EASEMENT No 719855028 20/01/2020 at 13:28 benefiting the land over EASEMENT R ON SP314921
- EASEMENT No 719855033 20/01/2020 at 13:29 benefiting the land over EASEMENT S ON SP314921
- EASEMENT No 719855035 20/01/2020 at 13:30 benefiting the land over EASEMENT T ON SP314921
- EASEMENT No 719855039 20/01/2020 at 13:30 burdening the land to LOTS 2, 3, 4 AND 5 ON RP78949 OVER EASEMENT Q ON SP314921
- MORTGAGE No 719882865 05/02/2020 at 10:04 BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

2980 Borrowing Costs 2980

| | | |
|---|--------------------|-----------------|
| Client Name: C & D Superfund | Preparer: NB | Date: 20-Aug-21 |
| Client ABN: 0 | Reviewer: KJ | Date: 00-Jan-00 |
| Year Ending: 30 June 2023 | GO TO INDEX | |

| Borrowing Cost Summary | | |
|---|-----------|---|
| Prior year Carried Forward Borrowing Costs balance | \$ 413.15 | Instructions: 1) Ensure the current year is showing in cell B4 (from the Home Page). |
| add Current Year Borrowing Costs | \$ - | 2) For each loan, enter the a) period; b) date incurred; and c) borrowing costs amount. |
| less Write off of Borrowing Costs (amount expensed) | \$ 158.74 | NB: A) If you enter ALL (prior-year and current-year) loans below, this spreadsheet will |
| = Borrowing Costs Carried Forward to next year | \$ 254.41 | calculate the prior-year expense and carried-forward balance. However, if for any |
| <p>For more information about borrowing costs, see this ATO website: www.ato.gov.au/General/Property/In-detail/Rental-properties/Rental-properties--claiming-borrowing-ex</p> <p>reason your prior-year accounts amounts were different, simply enter each amount into the prior-year expense cells (i.e. replace the formula) in column H as needed.</p> <p>B) When a loan schedule has finished/expired, delete it from this workpaper.</p> | | |

(Prior-year and) Current Year Borrowing Cost Amortisation Schedules

| Loan Name/Description: | Bank Fees | | | Year | Expense | Balance |
|---|-----------|--|--|--------------|------------------|---------|
| Loan Period (months): | 60 | | | 2020 | 64.37 | 730.63 |
| Date Incurred (i.e. start of loan period): | 4/02/2020 | | | 2021 | 158.74 | 571.90 |
| Borrowing Costs: | \$795.00 | | | 2022 | 158.74 | 413.16 |
| Date loan repaid (ONLY if paid out early in this FY): | | | | 2023 | 158.74 | 254.42 |
| | | | | 2024 | 159.17 | 95.24 |
| | | | | 2025 | 95.24 | - |
| | | | | TOTAL | \$ 795.00 | |

| Loan Name/Description: | | | | Year | Expense | Balance |
|---|--|--|--|--------------|-------------|---------|
| Loan Period (months): | | | | | - | - |
| Date Incurred (i.e. start of loan period): | | | | | - | - |
| Borrowing Costs: | | | | | - | - |
| Date loan repaid (ONLY if paid out early in this FY): | | | | | - | - |
| | | | | | - | - |
| | | | | | - | - |
| | | | | TOTAL | \$ - | |

| Loan Name/Description: | | | | Year | Expense | Balance |
|---|--|--|--|--------------|-------------|---------|
| Loan Period (months): | | | | | - | - |
| Date Incurred (i.e. start of loan period): | | | | | - | - |
| Borrowing Costs: | | | | | - | - |
| Date loan repaid (ONLY if paid out early in this FY): | | | | | - | - |
| | | | | | - | - |
| | | | | | - | - |
| | | | | TOTAL | \$ - | |

| Loan Name/Description: | | | | Year | Expense | Balance |
|---|--|--|--|--------------|-------------|---------|
| Loan Period (months): | | | | | - | - |
| Date Incurred (i.e. start of loan period): | | | | | - | - |
| Borrowing Costs: | | | | | - | - |
| Date loan repaid (ONLY if paid out early in this FY): | | | | | - | - |
| | | | | | - | - |
| | | | | | - | - |
| | | | | TOTAL | \$ - | |

| Loan Name/Description: | | | | Year | Expense | Balance |
|---|--|--|--|--------------|-------------|---------|
| Loan Period (months): | | | | | - | - |
| Date Incurred (i.e. start of loan period): | | | | | - | - |
| Borrowing Costs: | | | | | - | - |
| Date loan repaid (ONLY if paid out early in this FY): | | | | | - | - |
| | | | | | - | - |
| | | | | | - | - |
| | | | | TOTAL | \$ - | |

| Loan Name/Description: | | | | Year | Expense | Balance |
|--|--|--|--|------|---------|---------|
| Loan Period (months): | | | | | - | - |
| Date Incurred (i.e. start of loan period): | | | | | - | - |
| Borrowing Costs: | | | | | - | - |

| Process date | Value date | Transaction Details | Withdrawal | Deposit | Balance |
|--------------|------------|---|------------|-----------|--------------|
| 06/03/2023 | 06/03/2023 | Online Direct Withdrawal I021385 | 154.00 | | 34,483.14CR |
| 06/03/2023 | 06/03/2023 | BPAY Payment AUSTRALIAN TAXATION OFFICE Ref: 4427100239605660 | 4,265.00 | | 30,218.14CR |
| 07/03/2023 | 07/03/2023 | Direct debit withdrawal Remitter : CLEARVIEWLIFEINV 518959818014592678 | 2,103.43 | | 28,114.71CR |
| 13/03/2023 | 13/03/2023 | Direct debit withdrawal Remitter : ZENB2BBrisbane REF:18967603 | 1,007.20 | | 27,107.51CR |
| 31/03/2023 | 31/03/2023 | EFT deposit Remitter : B2BPay Rent | | 6,864.00 | 33,971.51CR |
| 03/04/2023 | 01/04/2023 | Credit interest Credit Interest | | 21.43 | 33,992.94CR |
| 04/04/2023 | 04/04/2023 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 28,753.14CR |
| 12/04/2023 | 12/04/2023 | EFT deposit Remitter : B2BPay Super Payment | | 5,879.90 | 34,633.04CR |
| 19/04/2023 | 20/04/2023 | BPAY Payment AUSTRALIAN TAXATION OFFICE Ref: 4427100239605660 | 2,374.00 | | 32,259.04CR |
| 19/04/2023 | 20/04/2023 | Online Direct Withdrawal I021862 | 165.00 | | 32,094.04CR |
| 01/05/2023 | 01/05/2023 | Credit interest Credit Interest | | 23.72 | 32,117.76CR |
| 03/05/2023 | 03/05/2023 | EFT deposit Remitter : B2BPay Rent | | 6,864.00 | 38,981.76CR |
| 04/05/2023 | 04/05/2023 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 33,741.96CR |
| 15/05/2023 | 15/05/2023 | Online Direct Withdrawal I022046 | 280.50 | | 33,461.46CR |
| 15/05/2023 | 15/05/2023 | Online Direct Withdrawal I022043 | 280.50 | | 33,180.96CR |
| 31/05/2023 | 31/05/2023 | EFT deposit Remitter : B2BPay Rent | | 6,864.00 | 40,044.96CR |
| 01/06/2023 | 01/06/2023 | Credit interest Credit Interest | | 27.62 | 40,072.58CR |
| 02/06/2023 | 02/06/2023 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 34,832.78CR |
| 28/06/2023 | 28/06/2023 | Online transfer Super Payment | | 5,879.90 | 40,712.68CR |
| 28/06/2023 | 28/06/2023 | Online transfer Chris Super | | 20,277.25 | 60,989.93CR |
| 28/06/2023 | 28/06/2023 | Online transfer David Super | | 14,942.93 | 75,932.86CR |
| 29/06/2023 | 29/06/2023 | Online transfer Chris Super | | 15,895.63 | 91,828.49CR |
| 29/06/2023 | 29/06/2023 | Online Direct Withdrawal I022582 | 220.00 | | 91,608.49CR |
| 29/06/2023 | 29/06/2023 | Online transfer David Super | | 15,122.25 | 106,730.74CR |

| Process date | Value date | Transaction Details | Withdrawal | Deposit | Balance |
|--------------|------------|---|------------|----------|-------------|
| 10/10/2022 | 10/10/2022 | Online Direct Withdrawal I020285 | 154.00 | | 11,761.86CR |
| 28/10/2022 | 28/10/2022 | EFT deposit Remitter : MAYKINSATF Rent | | 6,864.00 | 18,625.86CR |
| 28/10/2022 | 28/10/2022 | EFT deposit Remitter : SuperChoiceP/L PC241022117847002 | | 2,986.44 | 21,612.30CR |
| 28/10/2022 | 28/10/2022 | EFT deposit Remitter : SuperChoiceP/L PC241022117847004 | | 3,675.00 | 25,287.30CR |
| 01/11/2022 | 01/11/2022 | BPAY Payment AUSTRALIAN TAXATION OFFICE Ref: 4427100239605660 | 3,491.00 | | 21,796.30CR |
| 01/11/2022 | 01/11/2022 | Credit interest Credit Interest | | 7.70 | 21,804.00CR |
| 04/11/2022 | 04/11/2022 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 16,564.20CR |
| 28/11/2022 | 28/11/2022 | EFT deposit Remitter : MAYKINSATF Rent | | 6,864.00 | 23,428.20CR |
| 29/11/2022 | 29/11/2022 | Online Direct Withdrawal I020708 | 2,292.59 | | 21,135.61CR |
| 01/12/2022 | 01/12/2022 | Credit interest Credit Interest | | 10.86 | 21,146.47CR |
| 02/12/2022 | 02/12/2022 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 15,906.67CR |
| 16/12/2022 | 16/12/2022 | EFT deposit Remitter : ATO ATO006000017487064 | | 2,233.25 | 18,139.92CR |
| 30/12/2022 | 30/12/2022 | EFT deposit Remitter : MAYKINSATF Rent | | 6,864.00 | 25,003.92CR |
| 03/01/2023 | 01/01/2023 | Credit interest Credit Interest | | 12.01 | 25,015.93CR |
| 04/01/2023 | 04/01/2023 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 19,776.13CR |
| 05/01/2023 | 04/01/2023 | EFT deposit Remitter : MAYKINSATF Rent | | 6,864.00 | 26,640.13CR |
| 23/01/2023 | 24/01/2023 | Online Direct Withdrawal Quote No 87 | 1,500.00 | | 25,140.13CR |
| 25/01/2023 | 25/01/2023 | EFT deposit Remitter : ALGAustraliaLi 1594046996AU | | 4,361.60 | 29,501.73CR |
| 30/01/2023 | 30/01/2023 | EFT deposit Remitter : MAYKINSATF Rent | | 6,864.00 | 36,365.73CR |
| 01/02/2023 | 01/02/2023 | EFT deposit Remitter : SuperChoiceP/L PC250123199920432 | | 2,939.95 | 39,305.68CR |
| 01/02/2023 | 01/02/2023 | EFT deposit Remitter : SuperChoiceP/L PC250123199920433 | | 3,085.35 | 42,391.03CR |
| 01/02/2023 | 01/02/2023 | Credit interest Credit Interest | | 18.55 | 42,409.58CR |
| 03/02/2023 | 03/02/2023 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 37,169.78CR |
| 01/03/2023 | 01/03/2023 | Credit interest Credit Interest | | 23.04 | 37,192.82CR |
| 02/03/2023 | 02/03/2023 | Direct debit withdrawal Remitter : ZENB2BBrisbane REF:18864975 | 4,179.88 | | 33,012.94CR |
| 03/03/2023 | 03/03/2023 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 27,773.14CR |
| 03/03/2023 | 03/03/2023 | EFT deposit Remitter : B2BPay Rent | | 6,864.00 | 34,637.14CR |

29 August 2023

 Mr C Mayell and Mr D Watkins
 Yaskween Pty Ltd ATF
 C and D Superfund
 138 Fegen Drive
 MOOROOKA QLD 4105
Your details
 BSB: 951-200
 Account number: 013 172 983
 Client number: 214 439 0
 Account name: C and D Superfund
Account details
 Available balance: 106,730.74
 Savings interest rate: 1.00% p.a.
 Overdraft limit: 0.00
One Account-Business

Statement period: 01 July 2022 to 30 June 2023

| Opening balance 01 July 2022 | Deposits | Withdrawals | Closing balance 30 June 2023 |
|---------------------------------|------------|-------------|---------------------------------|
| 25,704.60 CR | 172,942.83 | 91,916.69 | 106,730.74 CR |

Contact details

Your banker: Michael Richards

For personalised service contact us by phone 24 hours a day 7 days a week: 1300 160 160

| Process Date | Value Date | Transaction Details | Withdrawal | Deposit | Balance |
|------------------------|---------------|---|------------|----------|--------------------|
| Opening balance | | | | | 25,704.60CR |
| 01/07/2022 | 01/07/2022 | Credit interest Credit Interest | | 2.02 | 25,706.62CR |
| 04/07/2022 | 04/07/2022 | Loan Repayment BOQS A/C: 015007353 | 5,239.79 | | 20,466.83CR |
| 14/07/2022 | 14/07/2022 | Online Direct Withdrawal EQ428189 | 2,200.00 | | 18,266.83CR |
| 01/08/2022 | 01/08/2022 | Credit interest Credit Interest | | 3.72 | 18,270.55CR |
| 04/08/2022 | 04/08/2022 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 13,030.75CR |
| 29/08/2022 | 29/08/2022 | EFT deposit Remitter : MAYKINSATF Rent | | 6,864.00 | 19,894.75CR |
| 30/08/2022 | 30/08/2022 | BPAY Payment AUSTRALIAN TAXATION OFFICE Ref: 4427100239605660 | 4,218.00 | | 15,676.75CR |
| 01/09/2022 | 01/09/2022 | Credit interest Credit Interest | | 4.30 | 15,681.05CR |
| 02/09/2022 | 02/09/2022 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 10,441.25CR |
| 06/09/2022 | 06/09/2022 | Online Direct Withdrawal I019441 | 154.00 | | 10,287.25CR |
| 28/09/2022 | 28/09/2022 | EFT deposit Remitter : MAYKINSATF Rent | | 6,864.00 | 17,151.25CR |
| 03/10/2022 | 01/10/2022 | Credit interest Credit Interest | | 4.41 | 17,155.66CR |
| 04/10/2022 | 04/10/2022 | Loan Repayment BOQS A/C: 015007353 | 5,239.80 | | 11,915.86CR |

Please check all your transactions thoroughly and report any errors or unauthorised transactions immediately to our Client Service Centre on 1300 160 160.

Transactions: 19 Queen St, GOODNA QLD 4300 - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

19 Queen St, GOODNA QLD 4300

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|------------------------------------|------------|--|--------------|--------------|-------------|----------|
| 19 Queen St, GOODNA QLD 4300 | | | | | | |
| | 01/07/2022 | Opening Balance | \$ | 0.00 | \$ 0.00 | Cr |
| | 29/08/2022 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 29/08/2022 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 28/09/2022 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 28/09/2022 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 28/10/2022 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 28/10/2022 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 28/11/2022 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 28/11/2022 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 30/12/2022 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 30/12/2022 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 05/01/2023 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 6,864.00 | Cr |
| | 05/01/2023 | rent | \$ 6,864.00 | | \$ 0.00 | Cr |
| | 30/01/2023 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 30/01/2023 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 03/03/2023 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 03/03/2023 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 31/03/2023 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 31/03/2023 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 03/05/2023 | rent | \$ 6,864.00 | | \$ 6,864.00 | Dr |
| | 03/05/2023 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 0.00 | Cr |
| | 31/05/2023 | Rental Income/Disbursements Received | | \$ 6,864.00 | \$ 6,864.00 | Cr |
| | 31/05/2023 | rent | \$ 6,864.00 | | \$ 0.00 | Cr |
| | 30/06/2023 | Rental Statement | \$ 7,854.00 | | \$ 7,854.00 | Dr |
| Total 19 Queen St, GOODNA QLD 4300 | | | \$ 83,358.00 | \$ 75,504.00 | \$ 7,854.00 | Dr |
| Total 19 Queen St, GOODNA QLD 4300 | | | \$ 83,358.00 | \$ 75,504.00 | \$ 7,854.00 | Dr |

Transactions: Unallocated Contributions - C & D Superfund

Date Range: 01/07/2022 to 30/06/2023

Unallocated Contributions

| | Date | Narrative | Debit | Credit | Balance | Quantity |
|---------------------------------|------------|-------------------------|-------------|-------------|-------------|------------------------------|
| Mr Christopher Mayell | | | | | | |
| | 01/07/2022 | Opening Balance | \$ 0.00 | \$ 0.00 | 0.00 Cr | |
| | 29/06/2023 | super - chris | \$ 2,638.49 | \$ 2,638.49 | 2,638.49 Cr | |
| Total Mr Christopher Mayell | | \$ | 0.00 \$ | 2,638.49 \$ | 2,638.49 Cr | x 15%=\$395.77 prepaid tax ✓ |
| Mr David Watkins | | | | | | |
| | 01/07/2022 | Opening Balance | \$ 0.00 | \$ 0.00 | 0.00 Cr | |
| | 29/06/2023 | Contribution Allocation | \$ 262.50 | \$ 262.50 | 262.50 Cr | |
| Total Mr David Watkins | | \$ | 0.00 \$ | 262.50 \$ | 262.50 Cr | x15%=\$39.38 prepaid tax ✓ |
| Total Unallocated Contributions | | \$ | 0.00 \$ | 2,900.99 \$ | 2,900.99 Cr | |

| Process date | Value date | Transaction Details | Debit | Credit | Loan Balance |
|--------------|------------|--|----------|----------|---------------------|
| 04/01/2023 | 04/01/2023 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 921,625.29DR |
| 03/02/2023 | 03/02/2023 | Interest Capitalised Principal Interest | 3,287.55 | | 924,912.84DR |
| 03/02/2023 | 03/02/2023 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 919,673.04DR |
| 03/03/2023 | 03/03/2023 | Interest Capitalised Principal Interest | 3,061.88 | | 922,734.92DR |
| 03/03/2023 | 03/03/2023 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 917,495.12DR |
| 04/04/2023 | 04/04/2023 | Interest Capitalised Principal Interest | 3,491.01 | | 920,986.13DR |
| 04/04/2023 | 04/04/2023 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 915,746.33DR |
| 04/05/2023 | 04/05/2023 | Interest Capitalised Principal Interest | 3,266.58 | | 919,012.91DR |
| 04/05/2023 | 04/05/2023 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 913,773.11DR |
| 02/06/2023 | 02/06/2023 | Interest Capitalised Principal Interest | 3,150.89 | | 916,924.00DR |
| 02/06/2023 | 02/06/2023 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 911,684.20DR |

Closing balance **911,684.20DR**

Year to date interest summary

| Gross Interest for period | Net Interest Charged |
|---------------------------|----------------------|
| 40,006.91 | 40,006.91 |

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Please check all your transactions thoroughly and report any errors or unauthorised transactions immediately to our Client Service Centre on 1300 160 160.

29 August 2023

 Mr C Mayell and Mr D Watkins
 Yaskween Pty Ltd ATF
 C and D Superfund
 138 Fegen Drive
 MOOROOKA QLD 4105
Your details
 Contract number: 015 007 353
 Client number: 214 439 0
 Offset account:
 Repayment account: 013 172 983
 Account name: C and D Superfund
Account details
 Rate type: Fixed
 Repayment type: Principal & Interest
 Contract term: 3 years
Commercial Property Loan

Statement period: 01 July 2022 to 30 June 2023

| Opening balance 01 July 2022 | Credits | Debits | Closing balance 30 June 2023 |
|---------------------------------|-----------|-----------|---------------------------------|
| 934,554.88 DR | 62,877.59 | 40,006.91 | 911,684.20 DR |

Contact details

Your banker: Michael Richards

For personalised service contact us by phone 24 hours a day 7 days a week on 1300 160 160 or +61 2 9293 2121.

| Process Date | Value Date | Transaction Details | Debit | Credit | Loan Balance |
|------------------------|------------|--|----------|----------|---------------------|
| Opening balance | | | | | 934,554.88DR |
| 04/07/2022 | 04/07/2022 | Interest Capitalised | 3,444.79 | | 937,999.67DR |
| | | Principal Interest | | | |
| 04/07/2022 | 04/07/2022 | Principal Repayment BOQS A/C: 013172983 | | 5,239.79 | 932,759.88DR |
| 04/08/2022 | 04/08/2022 | Interest Capitalised | 3,438.18 | | 936,198.06DR |
| | | Principal Interest | | | |
| 04/08/2022 | 04/08/2022 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 930,958.26DR |
| 02/09/2022 | 02/09/2022 | Interest Capitalised | 3,210.15 | | 934,168.41DR |
| | | Principal Interest | | | |
| 02/09/2022 | 02/09/2022 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 928,928.61DR |
| 04/10/2022 | 04/10/2022 | Interest Capitalised | 3,534.51 | | 932,463.12DR |
| | | Principal Interest | | | |
| 04/10/2022 | 04/10/2022 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 927,223.32DR |
| 04/11/2022 | 04/11/2022 | Interest Capitalised | 3,417.77 | | 930,641.09DR |
| | | Principal Interest | | | |
| 04/11/2022 | 04/11/2022 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 925,401.29DR |
| 02/12/2022 | 02/12/2022 | Interest Capitalised | 3,080.95 | | 928,482.24DR |
| | | Principal Interest | | | |
| 02/12/2022 | 02/12/2022 | Principal Repayment BOQS A/C: 013172983 | | 5,239.80 | 923,242.44DR |
| 04/01/2023 | 04/01/2023 | Interest Capitalised | 3,622.65 | | 926,865.09DR |
| | | Principal Interest | | | |

Please check all your transactions thoroughly and report any errors or unauthorised transactions immediately to our Client Service Centre on 1300 160 160.



Activity statement 004

| | |
|-----------------------|-----------------|
| Date generated | 27 October 2023 |
| Overdue | \$0.00 |
| Not yet due | \$0.00 |
| Balance | \$0.00 |

total PAYG I raised=highlighted=\$7,028 with Jun 23 payable=\$1,757 ✓

Transactions

16 results found - from **01 May 2022** to **27 October 2023** sorted by **processed date** ordered **oldest to newest**

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|---|------------|-------------|---------------|
| 5 May 2022 | 4 May 2022 | Payment received | | \$3,399.00 | \$3,399.00 CR |
| 5 May 2022 | 26 May 2022 | Original Activity Statement for the period ending 31 Mar 22 | \$3,399.00 | | \$0.00 |
| 5 May 2022 | 26 May 2022 | - GST | \$1,053.00 | | |
| 5 May 2022 | 26 May 2022 | - PAYG Instalments | \$2,346.00 | | |
| 25 Aug 2022 | 25 Aug 2022 | Original Activity Statement for the period ending 30 Jun 22 | \$4,218.00 | | \$4,218.00 DR |
| 25 Aug 2022 | 25 Aug 2022 | - GST | \$1,872.00 | | |
| 25 Aug 2022 | 25 Aug 2022 | - PAYG Instalments | \$2,346.00 | | |
| 31 Aug 2022 | 30 Aug 2022 | Payment received | | \$4,218.00 | \$0.00 |
| 31 Aug 2022 | 31 Aug 2022 | General interest charge | | | \$0.00 |
| 13 Oct 2022 | 25 Nov 2022 | Original Activity Statement for the period ending 30 Sep 22 | \$3,491.00 | | \$3,491.00 DR |
| 13 Oct 2022 | 25 Nov 2022 | - GST | \$1,098.00 | | |
| 13 Oct 2022 | 25 Nov 2022 | - PAYG Instalments | \$2,393.00 | | |
| 2 Nov 2022 | 1 Nov 2022 | Payment received | | \$3,491.00 | \$0.00 |
| 28 Feb 2023 | 28 Feb 2023 | Original Activity Statement for the period ending 31 Dec 22 | \$4,265.00 | | \$4,265.00 DR |
| 28 Feb 2023 | 28 Feb 2023 | - GST | \$1,872.00 | | |
| 28 Feb 2023 | 28 Feb 2023 | - PAYG Instalments | \$2,393.00 | | |

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|---|--------------|-------------|---------------|
| 1 Mar 2023 | 1 Mar 2023 | General interest charge | | | \$4,265.00 DR |
| 7 Mar 2023 | 6 Mar 2023 | Payment received | | \$4,265.00 | \$0.00 |
| 7 Mar 2023 | 7 Mar 2023 | General interest charge | | | \$0.00 |
| 24 Apr 2023 | 20 Apr 2023 | Payment received | | \$2,374.00 | \$2,374.00 CR |
| 28 Apr 2023 | 26 May 2023 | Original Activity Statement for the period ending 31 Mar 23 | \$2,374.00 | | \$0.00 |
| 28 Apr 2023 | 26 May 2023 | - GST | \$1,889.00 | | |
| 28 Apr 2023 | 26 May 2023 | - PAYG Instalments | \$485.00 | | |
| 23 Aug 2023 | 22 Aug 2023 | Payment received | | \$3,005.00 | \$3,005.00 CR |
| 25 Aug 2023 | 25 Aug 2023 | Original Activity Statement for the period ending 30 Jun 23 | \$3,005.00 ✓ | | \$0.00 |
| 25 Aug 2023 | 25 Aug 2023 | - GST | \$1,248.00 | | |
| 25 Aug 2023 | 25 Aug 2023 | - PAYG Instalments | \$1,757.00 | | |
| 28 Aug 2023 | 28 Aug 2023 | General interest charge | | | \$0.00 |

| 3380 GST Reconciliation 3380 | | | | | | | | | | | | | |
|---|---------------|----------------------|--------------------|-------------------------------|-----------------|------------------|---------------|----------------|-------------|---------------------|-------------|--------------|-----------------------|
| Client Name: C&D Superfund | | | | Preparer: MA | | Date: 02-Nov-23 | | | | | | | |
| Client ABN: | | | | Reviewer: KJ | | Date: | | | | | | | |
| Year Ending: 30 June 2023 | | | | Reporting method: Cash | | | | GO TO INDEX | | | | | |
| From Client Accounting data file (Xero / MYOB / QuickBooks) | GST included? | G1 Sales | G3 Sales | G10 Capital purchases | G11 Purchases | 1A GST Collected | 1B GST Paid | W1 Gross Wages | W2 PAYGW | PAYG IT Instalments | FBT | Fuel Credits | Payable/ (Refundable) |
| Full financial year | Y | 87879 | | | | 7578 | 758 | | | | | | \$ 6,820 |
| TOTAL | | \$ 87,879 | \$ - | \$ - | \$ - | \$ 7,578 | \$ 758 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,820 |
| From BAS reported | GST included? | G1 Sales | G3 Sales | G10 Capital Purchases | G11 Purchases | 1A GST Collected | 1B GST Paid | W1 Gross Wages | W2 PAYGW | PAYG IT Instalments | FBT | Fuel Credits | Payable/ (Refundable) |
| July | | | | | | | | | | | | | \$ - |
| August | | | | | | | | | | | | | \$ - |
| Sept - Quarter | Y | 13738 | | | | 1248 | 150 | | | 2393 | | | \$ 3,491 |
| October | | | | | | | | | | | | | \$ - |
| November | | | | | | | | | | | | | \$ - |
| Dec - Quarter | Y | 20615 | | | | 1872 | 0 | | | 2393 | | | \$ 4,265 |
| January | | | | | | | | | | | | | \$ - |
| February | | | | | | | | | | | | | \$ - |
| Mar - Quarter | Y | 27509 | | | | 2496 | 607 | | | 485 | | | \$ 2,374 |
| April | | | | | | | | | | | | | \$ - |
| May | | | | | | | | | | | | | \$ - |
| June - Quarter | Y | 13800 | | | | 1248 | 0 | | | 1757 | | | \$ 3,005 |
| TOTAL | | \$ 75,662 | \$ - | \$ - | \$ - | \$ 6,864 | \$ 757 | \$ - | \$ - | \$ 7,028 | \$ - | \$ - | \$ 13,135 |
| Variance | | 12,216.98 | 0.00 | 0.00 | 0.00 | 714.00 | 0.92 | 0.00 | 0.00 | -7,028.00 | 0.00 | | |
| Reason for discrepancy | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Balance Sheet (a/c 3380) | | GST | | | | | | | | | | | |
| Jun 23 BAS | | \$ 1,248.00 | | | | | | | | | | | |
| Jun 23 PAYGI | | \$ 1,757.00 | | | | | | | | | | | |
| TOTAL | | \$ 3,005.00 | CR | | | | | | | | | | |
| GST Adjustments (a/c 3382) | | GST Collected | GST Paid | PAYGW | | | | | | | | | |
| | | \$ 714.00 | \$ 0.92 | \$ - | | | | | | | | | |
| | | \$ - | \$ 1,586.56 | \$ - | | | | | | | | | |
| | | \$ - | \$ - | \$ - | | | | | | | | | |
| | | \$ - | \$ - | \$ - | | | | | | | | | |
| TOTAL | | \$ 714.00 | \$ 1,587.48 | \$ - | - 873.48 | | | | | | | | |
| Sales Reconciliation | | | | | | | | | | | | | |
| Sales per BAS | | \$ 75,662.00 | | | | | | | | | | | |
| Less GST per BAS | | \$ 6,864.00 | | | | | | | | | | | |
| Total | | \$ 68,798.00 | | | | | | | | | | | |
| Sales per ITR | | \$ 75,780.00 | | | | | | | | | | | |
| Debtor adjustment | | | | | | | | | | | | | |
| TOTAL | | \$ 75,780.00 | | | | | | | | | | | |
| Discrepancy | | -\$ 6,982.00 | | | | | | | | | | | |

C & D Superfund
ABN: 42 710 023 960
Activity Statement Preparation Report - Detail
For the period 1 July 2022 to 30 June 2023

GST Detail

| Description | Return Item | Gross (Inc GST) | GST |
|---|-------------|------------------|-----------------|
| <i>Income (GST Collected)</i> | | | |
| <u>Sales Detail</u> | | | |
| interest | | 12.01 | 0.00 |
| interest | | 18.55 | 0.00 |
| interest | | 23.04 | 0.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| interest | | 2.02 | 0.00 |
| interest | | 3.72 | 0.00 |
| interest | | 4.30 | 0.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| interest | | 4.41 | 0.00 |
| interest | | 7.70 | 0.00 |
| interest | | 10.86 | 0.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| interest | | 21.43 | 0.00 |
| interest | | 23.72 | 0.00 |
| interest | | 27.62 | 0.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Rental Statement | | 6,864.00 | 624.00 |
| Investment Income | | 4,361.60 | 0.00 |
| Rental Statement | | 7,854.00 | 714.00 |
| Total Sales | G1 | 87,878.98 | 7,578.00 |
| <u>Export Sales Detail</u> | | | |
| Nil | | | |
| Export Sales | G2 | | |
| <u>Other GST-Free Sales Detail</u> | | | |
| Other GST-Free Sales | G3 | | |
| Total GST Collect on Sales | 1A | | 7,578.00 |
| <u>Outgoings (GST Paid)</u> | | | |
| <u>Capital Purchases Detail</u> | | | |
| Nil | | | |
| Capital Purchases | G10 | | |

C & D Superfund
ABN: 42 710 023 960
Activity Statement Preparation Report - Detail
For the period 1 July 2022 to 30 June 2023

Non-Capital Purchases Detail

| | | | |
|------------------------------------|------------|------------------|---------------|
| accounting | | 154.00 | 0.00 |
| accounting | | 154.00 | 0.00 |
| withdrawal | | 2,200.00 | 150.00 |
| accounting | | 154.00 | 0.00 |
| accounting | | 2,292.59 | 0.00 |
| accounting | | 220.00 | 0.00 |
| accounting | | 165.00 | 0.00 |
| accounting | | 280.50 | 0.00 |
| accounting | | 280.50 | 0.00 |
| Interest | | 3,287.55 | 0.00 |
| Fund General Expense | | 158.74 | 0.00 |
| Interest | | 3,080.95 | 0.00 |
| Interest | | 3,444.79 | 0.00 |
| Interest | | 3,438.18 | 0.00 |
| Interest | | 3,210.15 | 0.00 |
| Interest | | 3,534.51 | 0.00 |
| Interest | | 3,417.77 | 0.00 |
| Interest | | 3,622.65 | 0.00 |
| Interest | | 3,061.88 | 0.00 |
| Interest | | 3,491.01 | 0.00 |
| Interest | | 3,266.58 | 0.00 |
| Interest | | 3,150.89 | 0.00 |
| filing fees paid personally | | 332.00 | 0.00 |
| card processing fees | | 29.88 | 2.72 |
| card processing fee | | 7.20 | 0.65 |
| security fence installation | | 5,650.00 | 513.64 |
| zenb2b brisbane | | 1,000.00 | 90.91 |
| Non-Capital Purchases | G11 | 53,085.32 | 757.92 |
| Total GST Paid on Purchases | 1B | | 757.92 |



Income tax 002

| | |
|----------------|-----------------|
| Date generated | 27 October 2023 |
| Overdue | \$0.00 |
| Not yet due | \$0.00 |
| Balance | \$0.00 |

Transactions

5 results found - from 27 October 2021 to 27 October 2023 sorted by processed date ordered oldest to newest

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|---|------------|-------------|---------------|
| 4 Nov 2021 | 16 May 2022 | Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21 | \$2,776.05 | | \$0.00 |
| 20 May 2022 | 16 May 2022 | Interest for early payment of Income Tax | | \$0.59 | \$0.59 CR |
| 27 May 2022 | 1 Jun 2022 | EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21 | \$0.59 | | \$0.00 |
| 13 Dec 2022 | 13 Dec 2022 | Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22 | | \$2,233.25 | \$2,233.25 CR |
| 13 Dec 2022 | 16 Dec 2022 | EFT refund for Income Tax for the period from 01 Jul 21 to 30 Jun 22 | \$2,233.25 | | \$0.00 |