

Client Name: **Jim Brown Superannuation Fund**



Year / Period Ended: **30/06/2023**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A	✓		
B		✓	
C		✓	
D	✓		
E		✓	
F		✓	
G	✓		
H	✓		
I		✓	
J	✓		

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		
2	✓		

AFTER completing the job have you considered the following?

P&L

	Y/N	N/A	W/P Ref
3	✓		
4	✓		
5	✓		
6	✓		
7		✓	
8	✓		
9	✓		
10	✓		
11		✓	
12	✓		

Balance Sheet

13	✓		
14	✓		
15	✓		

ITR

16	✓		
17		✓	
18	✓		
19	✓		
20	✓		

Pre-Manager Review Check

	Y/N	N/A	Comments
21	✓		
22		✓	
23	✓		
24		✓	
25	✓		
26	✓		
27		✓	
28	✓		
29	✓		
30	✓		

Additional SMSF Matters

	Y/N	N/A	Comments
31	✓		
32		✓	
33	✓		
34	✓		
35	✓		
36	✓		
37	✓		
38	✓		
39		✓	
40	✓		
41		✓	
42	✓		
43		✓	
44		✓	
45		✓	
46		✓	
47		✓	
48	✓		
49		✓	
50	✓		
51	✓		
52		✓	
53	✓		

Pre - Audit Check

	Y/N	N/A	Comments
53	✓		
54	✓		
55		✓	
56	✓		
57		✓	
58	✓		
59		✓	
60	✓		

Prepared by: MA Initials: _____ Date: 16/01/2024
 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 |

Jim Brown Superannuation Fund
Detailed Trial Balance as at 30 June 2023

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
		Rollovers In		
-	37,000.00	Mr James Brown	-	-
		Contributions - Employer		
-	28,704.84	I1 Mr James Brown	-	29,837.16 ✓
-	26,209.43	I2 Mrs Nicola Brown	-	29,060.60 ✓
		Increase in Market Value - Direct Property		
-	45,084.20	I3 8/12 Coonowrin Street Battery Hill	-	40,058.22 ✓
		Interest - Cash At Bank		
-	0.83	I4 Westpac DIY Super Working a/c 45-1775	-	255.72 ✓
		Rent - Direct Property		
-	17,712.61	I5 8/12 Coonowrin Street Battery Hill	-	18,200.00 ✓
EXPENSE				
		Insurance Premiums - Mr James Brown		
4,448.16	-	Accumulation	-	-
3,181.70	-	E1 Accountancy Fee	3,194.04 ✓	-
302.00	-	E2 Borrowing Expenses	302.00 ✓	-
		Depreciation - Capital Allowances - Direct Property		
84.20	-	E3 8/12 Coonowrin Street Battery Hill	58.22 ✓	-
276.00	-	E4 Filing Fees	304.00 ✓	-
		Property Expenses - Administration Expense - Direct Property		
79.20	-	E5 8/12 Coonowrin Street Battery Hill	66.00 ✓	-
		Property Expenses - Agents Management Fee - Direct Property		
1,401.40	-	E6 8/12 Coonowrin Street Battery Hill	1,428.35 ✓	-
		Property Expenses - Body Corporate - Direct Property		
2,366.66	-	E7 8/12 Coonowrin Street Battery Hill	2,370.00 ✓	-
		Property Expenses - Council Rates - Direct Property		
2,166.70	-	E8 8/12 Coonowrin Street Battery Hill	2,279.10 ✓	-
		Property Expenses - Interest Paid - Other Loans		
8,563.49	-	E9 Loan - Inshore Build Pty Ltd	8,105.85 ✓	-
		Property Expenses - Repairs Maintenance - Direct Property		
-	-	E10 8/12 Coonowrin Street Battery Hill	1,406.63 ✓	-
		Property Expenses - Water Rates - Direct Property		
1,140.35	-	E11 8/12 Coonowrin Street Battery Hill	1,176.78 ✓	-
-	-	SMSF Supervisory Levy	518.00	-
INCOME TAX				
7,176.30	-	Income Tax Expense	8,305.35	-
PROFIT & LOSS CLEARING ACCOUNT				
123,525.75	-	Profit & Loss Clearing Account	87,897.38	-
ASSETS				
		Direct Property		
460,000.00	-	A1 8/12 Coonowrin Street Battery Hill	500,000.00 ✓	-
		Other Assets		
781.08	-	A2 Borrowing Costs	479.08 ✓	-

Jim Brown Superannuation Fund
Detailed Trial Balance as at 30 June 2023

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
49,758.12	-	Cash At Bank A3 Westpac DIY Super Working a/c 45-1775	69,439.46 ✓	-
-	-	Receivables - Investment Income Receivable - Rent A4 8/12 Coonowrin Street Battery Hill	609.25 ✓	-
LIABILITIES				
-	39,080.81	Other Loans L1 Loan - Inshore Build Pty Ltd	-	13,700.32 ✓
-	4,783.35	L2 Income Tax Payable	-	- ✓
-	7,176.30	L3 Provision for Income Tax	-	8,305.35 ✓
-	-	Withholding Credits - Cash At Bank A5 Westpac DIY Super Working a/c 45-1775	107.00 ✓	-
4,890.00	-	A6 Income Tax Instalments Paid	7,317.00 ✓	-
-	-	L4 Activity Statement Payable/Refundable	-	3,660.00 ✓
MEMBER ENTITLEMENTS				
-	226,664.83	Mr James Brown Accumulation	-	270,674.56
-	237,723.91	Mrs Nicola Brown Accumulation	-	281,611.56
<u>670,141.11</u>	<u>670,141.11</u>		<u>695,363.49</u>	<u>695,363.49</u>

Jim Brown Superannuation Fund
Statement of Taxable Income
For the Period from 1 July 2022 to 30 June 2023

Description	Tax Return Ref.	Amount
Income		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	18,200.00
Total Gross Interest	C	255.00
Total Assessable Employer Contributions	R1	58,897.00
Total Assessable Contributions	R	58,897.00
Total Assessable Income		77,352.00
Deductions		
Section C		
Total Interest Expenses within Australia	A	8,105.00
Total Capital Works Deductions	D	776.00
Total Deduction for Decline in Value of Depreciating Assets	E	58.00
Total Investment Expenses	I	8,726.00
Total Management and Administration Expenses	J	3,800.00
Total Other Deductions	L	518.00
Total Deductions		21,983.00
Taxable Income or Loss	(V - N) O	55,369.00
Income Tax Calculation Statement		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2023 T1	8,305.35
Total Gross Tax		8,305.35
Rebates and Offsets	C	0.00
SUBTOTAL		8,305.35
Total Credit: ABN/TFN Not Quoted (Non-Individual)	H3	107.00
Total Eligible Credits		107.00
Net Tax Payable		8,198.35
Total PAYG Instalments Raised	K	7,317.00
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		1,140.35

Initiative calculations to keep track of carry-forward contributions (pls see excel)

Jim Brown Superannuation Fund						J & B Investment Fund				Contribution Total			Concessional Contributions Balance	
Employer		Concessional				Employer		Concessional		Jim	Nicola	Max Cap	Jim	Nicola
Jim	Nicola	Jim	Nicola	Jim	Nicola	Jim	Nicola	Jim	Nicola	Jim	Nicola	Jim	Nicola	
2017	\$ 8,915.30	\$ 4,994.88	\$ -	\$ -	\$ -	\$ -	\$ 14,809.57	\$ 9,929.97	\$ 23,724.87	\$ 14,924.85	\$ 25,000	\$ 1,275.13	\$ 10,075.15	
2018	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000	\$ 1,275.13	\$ 10,075.15	
2019	\$ -	\$ -	\$ -	\$ -	\$ 13,500.00	\$ 13,500.00	\$ -	\$ -	\$ 13,500.00	\$ 13,500.00	\$ 25,000	\$ 12,775.13	\$ 21,575.15	
2020	\$ 37,291.44	\$ 35,708.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,291.44	\$ 35,708.56	\$ 25,000	\$ 483.69	\$ 10,866.59	
2021	\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500.00	\$ 17,500.00	\$ 25,000	\$ 7,983.69	\$ 18,366.59	
2022	\$ 28,704.84	\$ 26,209.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,704.84	\$ 26,209.43	\$ 27,500	\$ 6,778.85	\$ 19,657.16	
2023	29837.16	29060.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,837.16	\$ 29,060.60	\$ 27,500	\$ 4,441.69	\$ 18,096.56	

carry forward cap available

Transactions: Employer - Jim Brown Superannuation Fund

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

Employer

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr James Brown						
	01/07/2022	Opening Balance	\$	0.00	\$ 0.00	Cr
	09/08/2022	Employer Contribution: Inshore Build Pty Ltd	\$	5,412.50	\$ 5,412.50	Cr
	07/11/2022	INSHORE BUILD PTY LTD J Brown Super	\$	3,448.80	\$ 8,861.30	Cr
	20/01/2023	INSHORE BUILD PTY LTD J Brown super	\$	3,387.93	\$ 12,249.23	Cr
	21/04/2023	INSHORE BUILD PTY LTD J Brown Super	\$	3,387.93	\$ 15,637.16	Cr
	29/06/2023	INSHORE BUILD PTY LTD J Brown super pay	\$	14,200.00	\$ 29,837.16	Cr
Total Mr James Brown		\$	0.00	\$ 29,837.16	\$ 29,837.16	Cr
Mrs Nicola Brown						
	01/07/2022	Opening Balance	\$	0.00	\$ 0.00	Cr
	09/08/2022	Employer Contribution: Inshore Build Pty Ltd	\$	3,045.00	\$ 3,045.00	Cr
	07/11/2022	INSHORE BUILD PTY LTD N Brown Super	\$	1,790.46	\$ 4,835.46	Cr
	20/01/2023	INSHORE BUILD PTY LTD N Brown super	\$	1,662.57	\$ 6,498.03	Cr
	21/04/2023	INSHORE BUILD PTY LTD N Brown Super	\$	1,662.57	\$ 8,160.60	Cr
	29/06/2023	INSHORE BUILD PTY LTD N Brown Super	\$	20,900.00	\$ 29,060.60	Cr
Total Mrs Nicola Brown		\$	0.00	\$ 29,060.60	\$ 29,060.60	Cr
Total Employer		\$	0.00	\$ 58,897.76	\$ 58,897.76	Cr

Jim Brown Superannuation Fund
Investment Revaluation as at 30 June 2023

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Property Direct Market					
772001 8/12 Coonowrin Street Battery Hill	30 Jun 2023	500,000.00000	1.00000	500,000.00	40,058.22
Property Direct Market Total				500,000.00	40,058.22
Unlisted Market					
ANG_R ANG_R (ASX:ANG_R)			3,050.00000	0.00	0.00
Unlisted Market Total				0.00	0.00
Fund Total				500,000.00	40,058.22

Transactions: Westpac DIY Super Working a/c 45-1775 - Jim Brown Superannuation Fund

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

Westpac DIY Super Working a/c 45-1775

	Date	Narrative	Debit	Credit	Balance	Quantity
Westpac DIY Super Working a/c 45-1775						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	29/07/2022	INTEREST PAID	\$	0.95 \$	0.95 Cr	
	31/08/2022	INTEREST PAID	\$	8.93 \$	9.88 Cr	
	30/09/2022	Investment Income	\$	17.82 \$	27.70 Cr	
	31/10/2022	Investment Income	\$	23.23 \$	50.93 Cr	
	30/11/2022	Investment Income	\$	23.37 \$	74.30 Cr	
	30/12/2022	Investment Income	\$	21.07 \$	95.37 Cr	
	31/01/2023	Investment Income	\$	24.66 \$	120.03 Cr	
	28/02/2023	Investment Income	\$	23.72 \$	143.75 Cr	
	31/03/2023	Investment Income	\$	27.00 \$	170.75 Cr	
	28/04/2023	Investment Income	\$	23.93 \$	194.68 Cr	
	31/05/2023	Investment Income	\$	32.09 \$	226.77 Cr	
	30/06/2023	Investment Income	\$	28.95 \$	255.72 Cr	
	Total Westpac DIY Super Working a/c 45-1775		\$	0.00 \$	255.72 \$	255.72 Cr
	Total Westpac DIY Super Working a/c 45-1775		\$	0.00 \$	255.72 \$	255.72 Cr

Harcourts Caloundra

(w) (07) 5438 1177
 www.caloundra.harcourts.com.au
 terri.florence@harcourts.com.au
 Po Box 1818
 Caloundra QLD 4551
 ABN: 63760634534
 Licence: 3292440

J & N Brown Super Investment Pty Ltd
 22 Ngungun Street
 Dicky Beach QLD 4551

Folio Summary

Folio: OWN01429
 From: 1/07/2022
 To: 1/02/2023
 Created: 1/02/2023

Money In	Money Out	Balance
\$10,850.00	\$1,379.95	\$9,470.05

Account	Included Tax	Money Out	Money In
8/12 Coonowrin Street, Battery Hill QLD			
Rent			\$10,850.00
Management Fee	\$75.95	\$835.45	
Smoke Alarms - Repairs	\$45.00	\$495.00	
Subtotal		<u>\$1,330.45</u>	<u>\$10,850.00</u>
Account Transactions			
Administration Fee	\$4.50	\$49.50	
Subtotal		<u>\$49.50</u>	<u>\$0.00</u>
Total		<u><u>\$1,379.95</u></u>	<u><u>\$10,850.00</u></u>

Total Tax on Money Out: \$125.45

+7350
 ✓ =18,200 (rent)

total mgt fees ✓
 =835.45+592.90=1,428.35

total admin ✓
 =49.50+13.20+3.30=66

total repairs ✓
 =495+911.63(inv at repairs level)=1,406.63



BRIDGEBURY

— REAL ESTATE —

(w) 07 3180 2800
 www.bridgebury.com.au
 accounts@bridgebury.com.au
 Shop 1 & 2/1642 Anzac Avenue
 North Lakes QLD 4509
 ABN: 53 601 719 028
 Licence: 3890658

J & N Brown Super Investment Pty Ltd
 22 Ngungun Street
 Dicky Beach QLD 4551

Folio Summary

Folio: OWN03955
 From: 1/02/2023
 To: 30/06/2023
 Created: 4/07/2023

Money In \$7,350.00	Money Out \$609.40	Balance \$6,740.60
-------------------------------	------------------------------	------------------------------

Account	Included Tax	Money Out	Money In
8/12 Coonowrin Street, Battery Hill QLD			
Residential Rent			\$7,350.00
Residential Management Fee	\$49.00	\$592.90	
Administration Fee	\$1.20	\$13.20	
Subtotal		<u>\$606.10</u>	<u>\$7,350.00</u>
Account Transactions			
Administration Fee	\$0.30	\$3.30	
Subtotal		<u>\$3.30</u>	<u>\$0.00</u>
Total		<u>\$609.40</u>	<u>\$7,350.00</u>
Total Tax on Money Out: \$50.50			

30 June 2023

Harcourts Caloundra

Licensee: Luke Carter Enterprises Pty Ltd
ATF The Carter Family Trust
ABN: 63 760 634 534
Harcourts Caloundra
5/115 Bulcock Street,
Caloundra
(PO BOX 1818, Caloundra)
QLD 4551

Jim Brown Superfund
Sent via email; jim@inshorebuild.com.au

P (07) 5438 1177
F (07) 5491 7859
E caloundra@harcourts.com.au

Dear Jim,

RE: 8/12 Coonowrin St BATTERY HILL

Thank you for inviting me to appraise your property for rental purposes at 8/12 Coonowrin St, Battery Hill. It is my opinion based on current market conditions and recent rentals that your property's rental valuation is between \$350 and \$500 per week.

I have determined this price by researching recent nearby rentals and using my intimate knowledge of the local property market. Although I understand that no two properties are alike I have tried to make genuine comparisons by using the most recent and relevant nearby properties on the market.

Kind regards,



Jamie Willems
Sales Consultant

Jim Brown Superannuation Fund
Depreciation Worksheet
For the Period 1 July 2022 to 30 June 2023

Property Description: 8/12 Coonowrin Street Battery Hill
Property Type: Residential
Property Address: 8/12 Coonowrin Street Battery Hill QLD 4551

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value		Closing Written Down Value	
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method		Decline In Value
Property Purchase Deposit	5-Mar-15	235,000.00	235,000.00					0.00%	N/A	-	235,000.00
Property Purchase Settlement Legals	29-Apr-15	2,268.62	2,268.62					0.00%	N/A	-	2,268.62
Property Purchase Settlement Stamp Duty	29-Apr-15	6,650.00	6,650.00					0.00%	N/A	-	6,650.00
Renovation & Building works	25-Jun-15	19,274.58	15,891.00					2.50%	PC *	481.86	15,409.14
Painting to Ceilings, Walls & Woodwork	30-Jun-15	3,036.00	2,504.07					2.50%	PC *	75.90	2,428.17
Kitchen Cabinetry	26-May-15	5,049.00	4,152.31					2.50%	PC *	126.22	4,026.09
Tech base black orbit Floor 2bdrms, living & hall	10-Jun-15	1,326.00	1,091.86					2.50%	PC *	33.15	1,058.71
Tiling to Bathroom & Kitchen Floor & Walls	15-Jun-15	2,389.20	1,968.15					2.50%	PC *	59.73	1,908.42
Curtains replaced (6 years w/o)	22-Nov-19	440.00	155.93					33.33%	DV	51.97	103.96
Toilet replaced	2-Nov-19	250.00	233.36					2.50%	PC	6.25	227.11
Discharge fee - Mortgage Loan fully repd PX102932781BLOCNC	13-Feb-20	192.00	192.00					0.00%	N/A	-	192.00
LODGEMENT FEE FOR STAMPING - Mortgage Loan discharged	13-Feb-20	150.00	150.00					0.00%	N/A	-	150.00
Property Total		276,025.40	270,257.30							835.08	269,422.22

Key:

DV: Diminishing Value Method
PC: Prime Cost Method
LV: Low value pool (year 2 or 3)
LV Y1: Low value pool - year 1
N/A: Non-depreciable asset
*: Capital work deduction

Total Capital Allowance **58.22**
Total Capital Work Deductions **776.86**



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

J & N BROWN SUPER INVESTMENT PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 17 Feb 23

J & N BROWN SUPER INVESTMENT PTY LTD

ACN 604 270 082

Account No. 22 604270082

Summary

Opening Balance	\$0.00
New items	\$290.00
Payments & credits	\$0.00
TOTAL DUE	\$290.00
	+14
	=\$304 ✓

- 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 17 Apr 23	\$290.00

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

J & N BROWN SUPER INVESTMENT PTY LTD

ACN 604 270 082

Account No: 22 604270082



22 604270082

TOTAL DUE	\$290.00
Immediately	\$0.00
By 17 Apr 23	\$290.00

Payment options are listed on the back
 of this payment slip



Bill Code: 17301
 Ref: 2296042700825



*814 129 0002296042700825 68



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

N3JA PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 09 Mar 23

N3JA PTY LTD

ACN 604 639 278

Account No. 22 604639278

Summary

Opening Balance	\$45.00 cr
New items	\$104.00
Payments & credits	\$45.00 cr
TOTAL DUE	\$14.00

- 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 09 May 23	\$14.00

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

N3JA PTY LTD

ACN 604 639 278

Account No: 22 604639278



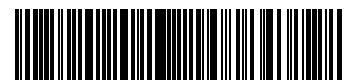
22 604639278

TOTAL DUE	\$14.00
Immediately	\$0.00
By 09 May 23	\$14.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296046392785



*814 129 0002296046392785 21

Inquires 1300 300 630

Issue date 09 Mar 23

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 94321987

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 604 639 278

FOR **N3JA PTY LTD**

REVIEW DATE: 09 March 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 ACCOUNTING PTY LTD SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business

22 NGUNGUN STREET DICKY BEACH QLD 4551

3 Officeholders

Name: **JAMES LEIGH BROWN**
 Born: SYDNEY NSW
 Date of birth: 21/03/1970
 Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551
 Office(s) held: DIRECTOR, APPOINTED 09/03/2015; SECRETARY, APPOINTED 09/03/2015

Name: **NICOLA LEE BROWN**
 Born: BRISBANE QLD
 Date of birth: 24/08/1969
 Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551
 Office(s) held: DIRECTOR, APPOINTED 09/03/2015

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

N3JA PTY LTD ACN 604 639 278

Company statement continued

Name: JAMES LEIGH BROWN

Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551

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

Name: NICOLA LEE BROWN

Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551

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 17 Feb 23

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 06476476

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 604 270 082
FOR J & N BROWN SUPER INVESTMENT PTY LTD

REVIEW DATE: 17 February 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 ACCOUNTING PTY LTD SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business
22 NGUNGUN STREET DICKY BEACH QLD 4551

3 Officeholders

Name: JAMES LEIGH BROWN
Born: SYDNEY NSW
Date of birth: 21/03/1970
Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551
Office(s) held: DIRECTOR, APPOINTED 17/02/2015; SECRETARY, APPOINTED 17/02/2015

Name: NICOLA LEE BROWN
Born: BRISBANE QLD
Date of birth: 24/08/1969
Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551
Office(s) held: DIRECTOR, APPOINTED 17/02/2015

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

J & N BROWN SUPER INVESTMENT PTY LTD ACN 604 270 082

Page 1 of 2

Company statement continued

Name: JAMES LEIGH BROWN

Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551

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

Name: NICOLA LEE BROWN

Address: 22 NGUNGUN STREET DICKY BEACH QLD 4551

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

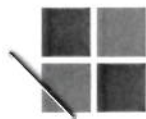
This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see www.asic.gov.au/addresses.

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



AAA BODY CORPORATE
MANAGERS & CONSULTANTS

A.B.N. 56 102 919 853

P: 07 5437 7751

E: enquiries@aaabodycorporate.com.au

118 Nicklin Way, Warana, Qld. 4575

total=1185x2=\$2,370 ✓

u/ 11/22

Body Corporate and Community Management Act 1997

NOTICE OF OVERDUE LEVIES

First Notice

J & N Brown Super Investment
Pty Ltd as trustee
8/12 Coonowrin Street
BATTERY HILL QLD 4551

Date			
15 November 2022			
A/c No	8	Lot No	8
Unit	8	Page	1

Body Corporate For								Alisson Keep CTS 11187	
Unpaid Levies							Account Balances		
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount			
Administrative Fund	01/07/22 to 31/12/22	23/10/22	585.00	0.00		585.00	Administrative Fund	585.00	
Sinking Fund	01/07/22 to 31/12/22	23/10/22	600.00	0.00		600.00	Sinking Fund	600.00	
Gross Amount Due:			\$1,185.00	Discount:	Nil	Net Amount Due:		\$1,185.00	

Teller stamp and initials

Please find attached a copy of your outstanding balance as at today. Please make payment to ensure further charges are not incurred on your lot.

Amount Paid
\$
Date Paid
/ /

Payment Options

- Tel: 1300 552 311
Ref: 9716 1814 9
- www.stratamax.com.au
Ref: 9716 1814 9
- www.stratapay.com/ddr
Tel: 1300 552 311
Ref: 9716 1814 9
- Biller Code: 74625
Ref: 9716 1814 9
- Billpay Code: 9216
Ref No: 9716 1814 931
- Make cheque payable to:
StrataPay 9716 1814 9
- BSB: 067-970
Account No: 9716 1814 9
(Applies to this bill only)

- Telephone:** Call this number to pay by credit card.
International: +613 8648 0158 (charges apply).
- Internet:** Make credit card payments online (charges apply).
Visit www.stratamax.com.au
- Direct Debit:** Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register
*Credit card charges apply.
- BPay:** Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- In Person:** Present this bill at any Post Office to make cash, cheque or EFTPOS payments.
- Mail:** Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
- Internet Banking - EFT:** Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
9716 1814 9

Amount **\$1,185.00** Due Date **15 Nov 22**

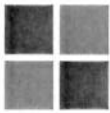
AAA Body Corporate Management
11187/02100008 Lot 8/8

J & N Brown Super Investment
Pty Ltd as trustee
8/12 Coonowrin Street
BATTERY HILL QLD 4551



*71 216 971618149 31

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



**AAA BODY CORPORATE
MANAGERS & CONSULTANTS**

A.B.N. 56 102 919 853

P: 07 5437 7751

E: enquiries@aaabodycorporate.com.au

118 Nicklin Way, Warana, Qld, 4575

29/11/22

Alisson Keep CTS 11187

ABN 26 691 212 788

STATEMENT

J & N Brown Super Investment
Pty Ltd as trustee
8/12 Coonowrin Street
BATTERY HILL QLD 4551

Transfer Date:
01/01/22

Statement Period			
01 Jul 21 to 24 Nov 22			
A/c No	8	Lot No	8
Page Number	1 of 1	Unit No	8

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
23/09/22	Administrative Fund	01/07/22 To 31/12/22	I0000008	585.00		585.00
23/09/22	Sinking Fund	01/07/22 To 31/12/22	I0000020	600.00		1,185.00
22/11/22	Receipt	Administrative Fund	R0000037		585.00	600.00
22/11/22	Receipt	Sinking Fund	RA000037		600.00	0.00
24/11/22	Administrative Fund	01/01/23 To 30/06/23	I0000032	585.00		585.00
24/11/22	Sinking Fund	01/01/23 To 30/06/23	I0000044	600.00		1,185.00
				\$2,370.00	\$1,185.00	\$1,185.00
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,185.00	
0.00	0.00	0.00	0.00	1,185.00	Date Paid	Amount Paid

Payment Options

Tel: 1300 552 311
Ref: 9716 1814 9

www.stratamax.com.au
Ref: 9716 1814 9

www.stratapay.com/ddr
Tel: 1300 552 311
Ref: 9716 1814 9

Biller Code: 74625
Ref: 9716 1814 9

Billpay Code: 9216
Ref No: 9716 1814 931

Make cheque payable to:
StrataPay 9716 1814 9

BSB: 067-970
Account No: 9716 1814 9
(Applies to this bill only)

Telephone: Call this number to pay by credit card.
International: +613 8648 0158 (charges apply).

Internet: Make credit card payments online (charges apply).
Visit www.stratamax.com.au

Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register
*Credit card charges apply.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or EFTPOS payments.

Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference

9716 1814 9

Amount
\$1,185.00

Due Date
08 Dec 22

AAA Body Corporate Management
11187/02100008 Lot 8/8

J & N Brown Super Investment
Pty Ltd as trustee
8/12 Coonowrin Street
BATTERY HILL QLD 4551



*71 216 971618149 31

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

8/8/22

012212 002



J & N BRROWN SUPER INVESTMENT PTY LTD
 TTE
 22 NGUNGUN ST
 DICKY BEACH QLD 4551

HALF YEARLY RATE NOTICE FOR PERIOD	
1 July 2022 to 31 December 2022	
ISSUE DATE	19 July 2022
PROPERTY NO.	194158
VALUATION	\$125,000
PAYMENT REFERENCE NO.	100930121
DUE DATE FOR PAYMENT	19 August 2022
AMOUNT PAYABLE	\$1,139.55

PROPERTY LOCATION: Alisson Keep, 8/12 Coonowrin St BATTERY HILL QLD 4551

PROPERTY DESCRIPTION: Lot 8 BUP 3992

total=1139.55x2=\$2,279.10 ✓

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 29		Minimum Rate =	800.00
Waste Bin On Property - 240 Litre		Minimum Rate =	151.35
Arts and Heritage Levy	1 x	\$16.00 x .5 =	8.00
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$45.00 x .5 =	22.50
State Emergency Management Levy: Class A Group 2	1 x	\$235.40 x .5 =	117.70
TOTAL:			\$1,139.55


Please review the enclosed Schedule of Rates to confirm your rate category.
 Did you know you can set up a payment arrangement to pay your rates over the 6 month rating period?
 Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

PAYMENT OPTIONS

PROPERTY NO.
194158
J & N BRROWN SUPER INVESTMENT PTY LTD TTE

AMOUNT PAYABLE
1,139.55

DUE DATE
19 August 2022



Billers Code: 18259
Ref: 100930121

Telephone & Internet Banking - BPAY®
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au




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




*214 100930121

Pay using your smartphone
 Download the Sniip App and scan the code to pay now.




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

 **Credit Card by Phone**
 Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 1 0093 0121
 MasterCard & Visa accepted

 **Internet**
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 1 0093 0121
 MasterCard & Visa accepted

706SCP0119_V2
706SCP0119_V2

3/1/23
PAID

011720 002



J & N BRROWN SUPER INVESTMENT PTY LTD
TTE
22 NGUNGUN ST
DICKY BEACH QLD 4551

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2023 to 30 June 2023

ISSUE DATE 24 January 2023
PROPERTY NO. **194158**
VALUATION \$125,000
PAYMENT REFERENCE NO. 100930121
DUE DATE FOR PAYMENT **24 February 2023**

AMOUNT PAYABLE \$1,139.55

PROPERTY LOCATION: Alisson Keep, 8/12 Coonowrin St BATTERY HILL QLD 4551

PROPERTY DESCRIPTION: Lot 8 BUP 3992

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 29		Minimum Rate =	800.00
Waste Bin On Property - 240 Litre		Minimum Rate =	151.35
Arts and Heritage Levy	1 x	\$16.00 x .5 =	8.00
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$45.00 x .5 =	22.50
State Emergency Management Levy: Class A Group 2	1 x	\$235.40 x .5 =	117.70
TOTAL:			\$1,139.55

Please review the enclosed Schedule of Rates to confirm your rate category.


Did you know you can set up a payment arrangement to pay your rates over the current rating period?
Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

PAYMENT OPTIONS

PROPERTY NO.
194158
J & N BRROWN SUPER INVESTMENT PTY LTD TTE

AMOUNT PAYABLE
1,139.55

DUE DATE
24 February 2023



Bill Code: 18259
Ref: 100930121

Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au




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



*214 100930121

Pay using your smartphone
Download the Sniip App and scan the code to pay now.





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



Credit Card by Phone
Phone 13 18 16 and follow the prompts
Billpay Code: **0214**
Ref: **1 0093 0121**
MasterCard & Visa accepted



Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: **1 0093 0121**
MasterCard & Visa accepted



ABN: 85 433 898 355

TAX INVOICE

To
Jim Brown Super Fund
 2/33 Premier Circuit
 Warana Q 4575

Handwritten signature and date: 2/11/22

Deliver To
admin@inshorebuild.com.au

Invoice No.	Invoice Date:	Your Ref.	Client Code	Payment Terms
20744	20.10.2022	Email Request	ISB	C.O.D.

Re : Electrical work - 8/12 Coonowrin Street, Dicky Beach

Our fees for Attend to site; Inspected and test run ac unit. Found no evidence of electrical faults. While outdoor unit is in poor condition due to run, is appears operational. Indoor unit has severe wobble, found barrel fan fractured causing inbalance. Inspected 3 x fans. Lounge and bedroom 2 have severe motor hum. Bedroom 1 has motor clicking. Managed to improve with moving covers, but could not rectify. Recommed replacing all three with new as requested. Supply and replace 3 ceiling fans with Vector 2 fans. Tested all fans and no noise from fans is heard and fans operate on all speeds. Clean up after visit. Tested and verified; all OK.

Qty	Code	Item	Units	Unit (Ex Tax)	Unit (Inc Tax)	Line (Inc Tax)
3.25		Labour - Tradesman (Discounted)	Each	\$95.00	\$104.50	\$339.63
1.00		Materials	Each	\$520.00	\$572.00	\$572.00

\$911.63
 +495(rental stmt)
 ✓ =1,406.63

I certify that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical installation. For electrical equipment (including smoke alarms), this certifies that the electrical equipment, to the extent it is affect by the electrical work, is electrically safe.

For Payment via Direct Deposit or EFT, please send your remittance advice to info@nashcomelectrical.com.au, or fax to: 07 5492 4887

Total Ex Tax	\$828.75
Total Tax	\$82.88
Total Due This Invoice	\$911.63

Account Name: Nashcom Electrical
 BSB: 034-168
 Account No: 225225



J & N Brown Super Investment Pty Ltd as TTE
22 Ngungun St
DICKY BEACH QLD 4551

8/8/22

total=231.44+383.65+272.15+289.54=1,176.78 ✓

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99760886
Payment reference	0997 6088 64
Property	Alisson Keep, Unit 8/12 Coonowrin St, BATTERY HILL, QLD

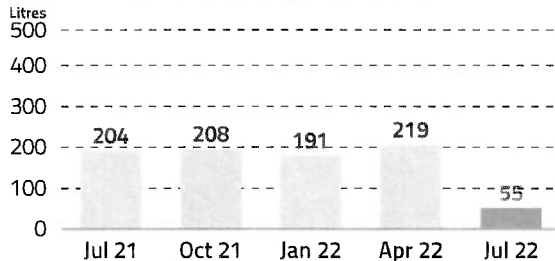
Bill number	7123219580
Billing period	13 Apr 2022 93 days to 14 Jul 2022
Issue date	20 Jul 2022
Approximate date of next meter reading	14 Oct 2022

Your account activity

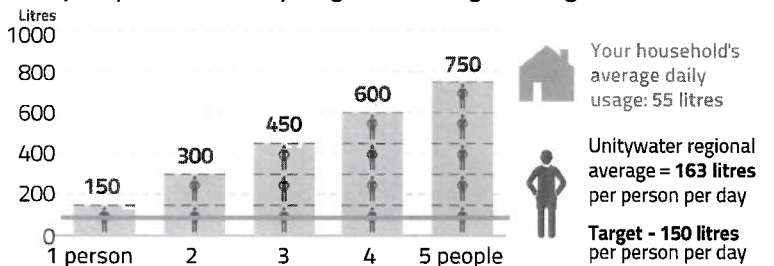
Your last bill \$283.33	-	Payments/ adjustments \$283.33	=	Balance \$0.00	+	New charges \$231.44	=	Total due \$231.44
								Due date 19 Aug 2022

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



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



Locking in usage prices – again!

See how far your money goes

Read the information with your bill to find out more about your 2022–23 prices

Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 0997 6088 64
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
Registered to BPAY Pty Ltd ABN 69 079 137 518

Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

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



J & N Brown Super Investment Pty Ltd as TTE
22 Ngungun St
DICKY BEACH QLD 4551

9/11/22

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99760886
Payment reference	0997 6088 64
Property	Alisson Keep, Unit 8/12 Coonowrin St, BATTERY HILL, QLD

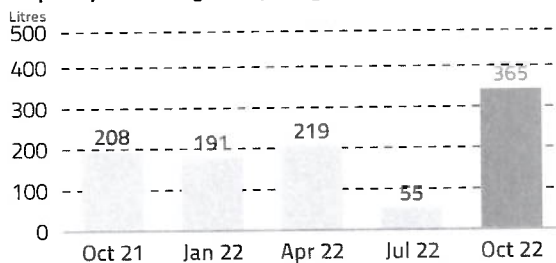
Bill number	7123562116
Billing period	15 Jul 2022 97 days to 19 Oct 2022
Issue date	21 Oct 2022
Approximate date of next meter reading	13 Jan 2023

Your account activity

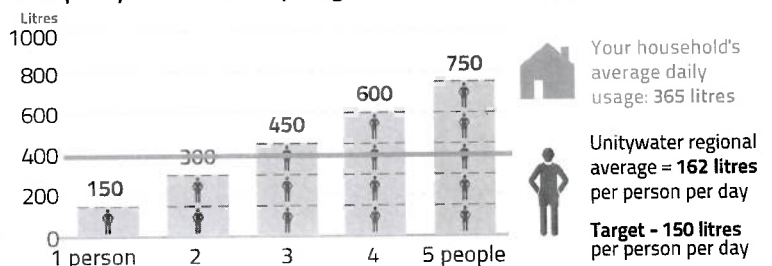


8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



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



There's only so much phone chat
about the weather you can take.

Do it all online faster and easier with My Account.

Tap into MyAccount



Easy ways to pay For other payment options - see over



BPAY®

Bill Code: 130393

Ref: 0997 6088 64

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

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SmoothPay

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



PAID

3/1/23



J & N Brown Super Investment Pty Ltd as TTE
22 Ngungun St
DICKY BEACH QLD 4551

WATER AND SEWERAGE YOUR BILL

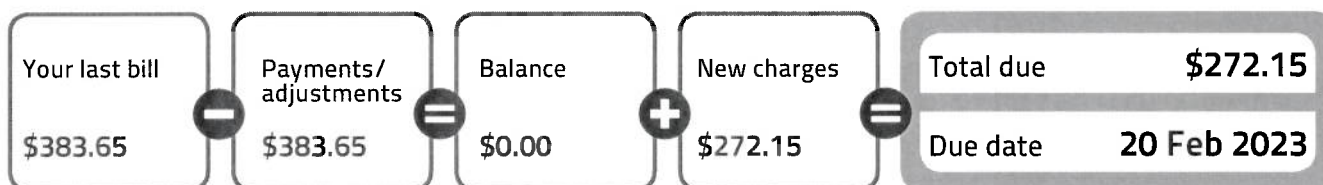
1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99760886
Payment reference	0997 6088 64
Property	Alisson Keep, Unit 8/12 Coonowrin St, BATTERY HILL, QLD

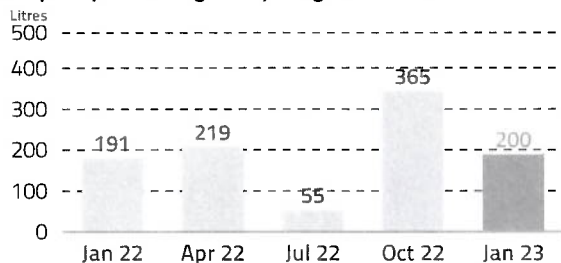
Bill number	7123908242
Billing period	20 Oct 2022 85 days to 12 Jan 2023
Issue date	20 Jan 2023
Approximate date of next meter reading	17 Apr 2023

Your account activity

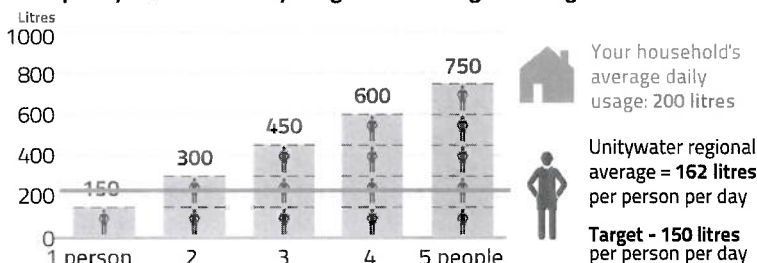


8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



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



There's only so much phone chat about the weather you can take.

Do it all online faster and easier with My Account.

Tap into MyAccount



Easy ways to pay For other payment options - see over



BPAY[®]
Biller Code: 130393
Ref: 0997 6088 64

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

Find out more at bpay.com.au

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



J & N Brown Super Investment Pty Ltd as TTE
22 Ngungun St
DICKY BEACH QLD 4551

PAID
2/5/23

WATER AND SEWERAGE YOUR BILL

- 1300 086 489**
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri
- unitywater.com**
ABN 89 791 717 472

Account number	99760886
Payment reference	0997 6088 64
Property	Alisson Keep, Unit 8/12 Coonowrin St, BATTERY HILL, QLD

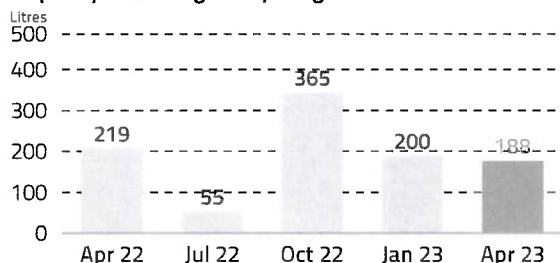
Bill number	7124266893
Billing period	13 Jan 2023 92 days to 14 Apr 2023
Issue date	25 Apr 2023
Approximate date of next meter reading	13 Jul 2023

Your account activity

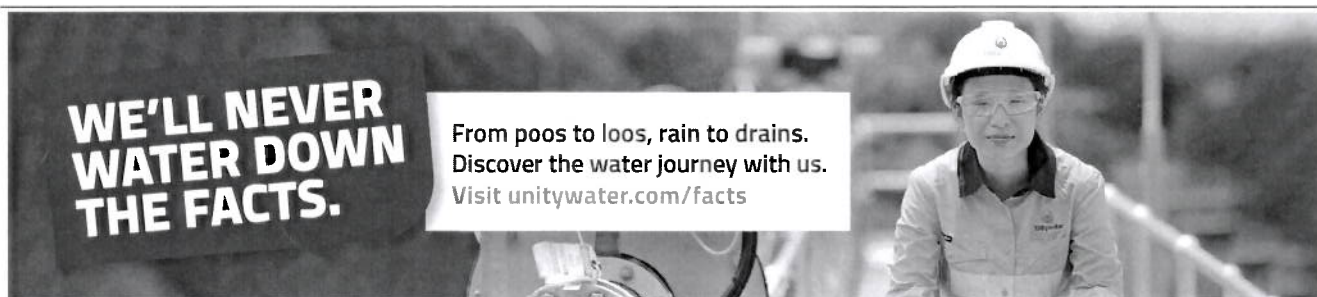
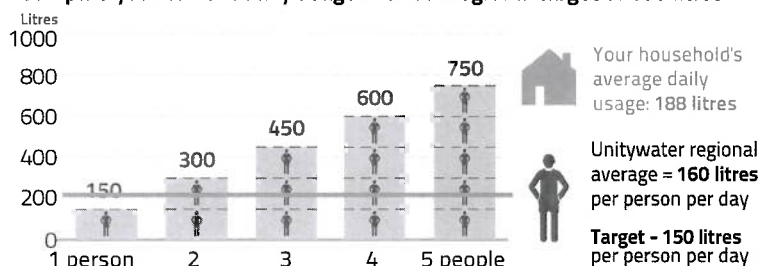
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$289.54
\$272.15	\$272.15	\$0.00	\$289.54	Due date	29 May 2023

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



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



Easy ways to pay For other payment options - see over



BPAY®

Bill Code: 130393

Ref: 0997 6088 64

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

Find out more at bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

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

20 June 2023

Harcourts Caloundra

Licensee: Luke Carter Enterprises Pty Ltd
ATF The Carter Family Trust
ABN: 63 760 634 534
Harcourts Caloundra
5/115 Bulcock Street,
Caloundra
(PO BOX 1818, Caloundra)
QLD 4551

J & N Brown Super Investment Pty Ltd
Sent via email; jim@inshorebuild.com.au

P (07) 5438 1177
F (07) 5491 7859
E caloundra@harcourts.com.au

Dear Jim,

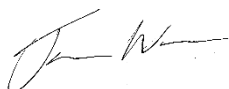
RE: Body Corporate Alisson Keep
Unit 8, 12 Coonowrin Street, Battery Hill QLD

Thank you for inviting me to appraise your wonderful property at Unit 8, 12 Coonowrin Street, Battery Hill. It is my opinion based on current market conditions and recent sales that your property's valuation is **\$500,000.**

I have determined this price by researching recent nearby sales and using my intimate knowledge of the local property market. Although I understand that no two properties are alike I have tried to make genuine comparisons by using the most recent and relevant nearby properties on the market.

Should you wish to discuss this valuation in more detail or require any further information please do not hesitate contact me at any time on 0477 000 489.

Kind regards,



Jamie Willems
Sales Consultant

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 16082211	Search Date: 16/01/2024 14:57
Date Title Created: 06/02/1981	Request No: 46818944
Previous Title: 15624119	

ESTATE AND LAND

Estate in Fee Simple

LOT 8 BUILDING UNIT PLAN 3992
Local Government: SUNSHINE COAST
COMMUNITY MANAGEMENT STATEMENT 11187

REGISTERED OWNER

Dealing No: 716494842 14/05/2015
J & N BROWN SUPER INVESTMENT PTY LTD A.C.N. 604 270 082 TRUSTEE
UNDER INSTRUMENT 716494842

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 15610066 (POR 542)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

total TFN withheld(shown in highlighted)=\$107 ✓

A3
A5

	Description	Debit	Credit	Balance 1
19 Jul 2023	<u>WITHDRAWAL ONLINE 1920146 BPAY SUNSHINE C Rates Council</u>	-\$1,204.85		\$68,342.86
17 Jul 2023	<u>WITHDRAWAL ONLINE 5404832 BPAY STRATAPAY- Body Corp Fees</u>	-\$1,223.50		\$69,547.71
17 Jul 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$692.25	\$70,771.21
3 Jul 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$639.50	\$70,078.96
30 Jun 2023	<u>GROSS INT 28.95 TAX 47.00% 13.00 NET INTEREST</u>		\$15.95	\$69,439.46 ✓
29 Jun 2023	<u>DEPOSIT-OSKO PAYMENT 2617420 INSHORE BUILD PTY LTD N Brown Super</u>		\$20,900.00	\$69,423.51
29 Jun 2023	<u>DEPOSIT-OSKO PAYMENT 2599316 INSHORE BUILD PTY LTD J Brown super pay</u>		\$14,200.00	\$48,523.51
15 Jun 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$34,323.51
1 Jun 2023	<u>WITHDRAWAL ONLINE 0762436 BPAY TAX OFFICE ATO</u>	-\$2,545.30		\$33,677.41
1 Jun 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$962.55	\$36,222.71
31 May 2023	<u>GROSS INT 32.09 TAX 47.00% 15.00 NET INTEREST</u>		\$17.09	\$35,260.16
15 May 2023	<u>WITHDRAWAL ONLINE 7414441 BPAY TAX OFFICE ATO</u>	-\$1,219.00		\$35,243.07
15 May 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$36,462.07
2 May 2023	<u>WITHDRAWAL ONLINE 6784904 BPAY UNITYWATER Unity water</u>	-\$289.54		\$35,815.97
2 May 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$36,105.51
28 Apr 2023	<u>GROSS INT 23.93 TAX 47.00% 10.00 NET INTEREST</u>		\$13.93	\$35,459.41
21 Apr 2023	<u>DEPOSIT-OSKO PAYMENT 2814212 INSHORE BUILD PTY LTD N Brown Super</u>		\$1,662.57	\$35,445.48
21 Apr 2023	<u>DEPOSIT-OSKO PAYMENT 2802194 INSHORE BUILD PTY LTD J Brown Super</u>		\$3,387.93	\$33,782.91
17 Apr 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$30,394.98
3 Apr 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$29,748.88
31 Mar 2023	<u>WITHDRAWAL-OSKO PAYMENT 1391422 Initiative Initiative</u>	-\$2,633.04		\$29,102.78
31 Mar 2023	<u>GROSS INT 27.00 TAX 47.00% 12.00 NET INTEREST</u>		\$15.00	\$31,735.82
27 Mar 2023	<u>WITHDRAWAL ONLINE 0792268 BPAY ASIC ASIC</u>	-\$14.00		\$31,720.82
27 Mar 2023	<u>WITHDRAWAL-OSKO PAYMENT 1371735 Initiative Initiative</u>	-\$280.50		\$31,734.82
15 Mar 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$32,015.32
8 Mar 2023	<u>WITHDRAWAL ONLINE 3920008 BPAY ASIC ASIC</u>	-\$290.00		\$31,369.22
8 Mar 2023	<u>WITHDRAWAL-OSKO PAYMENT 1352276 Initiative Initiative</u>	-\$280.50		\$31,659.22
1 Mar 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$31,939.72
28 Feb 2023	<u>GROSS INT 23.72 TAX 47.00% 10.00 NET INTEREST</u>		\$13.72	\$31,293.62
15 Feb 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$31,279.90
1 Feb 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$319.75	\$30,633.80



Account activity

included to show account details

Westpac DIY Super Working Account ✓
034-168 451775 ✓

\$31,279.90

- Account details
- Statements
- Account settings
- Activate card
- Exports and reports

[Search](#)
[Advanced search](#)


Date ▼	Description	Debit	Credit	Balance ¹
15 Feb 2023	<u>DEPOSIT Bridgebury Real 8 12 Coonowrin Str</u>		\$646.10	\$31,279.90
1 Feb 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$319.75	\$30,633.80
31 Jan 2023	<u>WITHDRAWAL ONLINE 5564988 BPAY UNITYWATER Unity water</u>	-\$272.15		\$30,314.05
31 Jan 2023	<u>WITHDRAWAL ONLINE 0275549 BPAY SUNSHINE C.SC Rates</u>	-\$1,139.55		\$30,586.20
31 Jan 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$31,725.75
31 Jan 2023	<u>GROSS INT 24.66 TAX 47.00% 11.00 NET INTEREST</u>		\$13.66	\$31,082.95
20 Jan 2023	<u>WITHDRAWAL ONLINE 1445966 BPAY TAX OFFICE ATO</u>	-\$1,219.00		\$31,069.29
20 Jan 2023	<u>DEPOSIT-OSKO PAYMENT 2019405 INSHORE BUILD PTY LTD N Brown super</u>		\$1,662.57	\$32,288.29
20 Jan 2023	<u>DEPOSIT-OSKO PAYMENT 2009322 INSHORE BUILD PTY LTD J Brown super</u>		\$3,387.93	\$30,625.72
16 Jan 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$27,237.79
3 Jan 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$26,594.99
30 Dec 2022	<u>GROSS INT 21.07 TAX 47.00% 9.00 NET INTEREST</u>		\$12.07	\$25,952.19
14 Dec 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$25,940.12
30 Nov 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$965.85	\$25,297.32
30 Nov 2022	<u>GROSS INT 23.37 TAX 47.00% 10.00 NET INTEREST</u>		\$13.37	\$24,331.47
29 Nov 2022	<u>WITHDRAWAL ONLINE 5389404 BPAY STRATAPAY- Body Corp Fees</u>	-\$1,185.00		\$24,318.10
21 Nov 2022	<u>WITHDRAWAL ONLINE 6678092 BPAY STRATAPAY- Body Corp Fees</u>	-\$1,185.00		\$25,503.10
21 Nov 2022	<u>WITHDRAWAL-OSKO PAYMENT 1001883 NashCom Electrical Nashcom Electrical</u>	-\$911.63		\$26,688.10
14 Nov 2022	<u>WITHDRAWAL ONLINE 7876591 BPAY TAX OFFICE ATO</u>	-\$5,042.35		\$27,599.73

	Description	Debit	Credit	Balance <u>1</u>
31 Jan 2023	<u>WITHDRAWAL ONLINE 5564988 BPAY UNITYWATER Unity water</u>	-\$272.15		\$30,314.05
31 Jan 2023	<u>WITHDRAWAL ONLINE 0275549 BPAY SUNSHINE C SC Rates</u>	-\$1,139.55		\$30,586.20
31 Jan 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$31,725.75
31 Jan 2023	<u>GROSS INT 24.66 TAX 47.00% 11.00 NET INTEREST</u>		\$13.66	\$31,082.95
20 Jan 2023	<u>WITHDRAWAL ONLINE 1445966 BPAY TAX OFFICE ATO</u>	-\$1,219.00		\$31,069.29
20 Jan 2023	<u>DEPOSIT-OSKO PAYMENT 2019405 INSHORE BUILD PTY LTD N Brown super</u>		\$1,662.57	\$32,288.29
20 Jan 2023	<u>DEPOSIT-OSKO PAYMENT 2009322 INSHORE BUILD PTY LTD J Brown super</u>		\$3,387.93	\$30,625.72
16 Jan 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$27,237.79
3 Jan 2023	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$26,594.99
30 Dec 2022	<u>GROSS INT 21.07 TAX 47.00% 9.00 NET INTEREST</u>		\$12.07	\$25,952.19
14 Dec 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$25,940.12
30 Nov 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$965.85	\$25,297.32
30 Nov 2022	<u>GROSS INT 23.37 TAX 47.00% 10.00 NET INTEREST</u>		\$13.37	\$24,331.47
29 Nov 2022	<u>WITHDRAWAL ONLINE 5389404 BPAY STRATAPAY- Body Corp Fees</u>	-\$1,185.00		\$24,318.10
21 Nov 2022	<u>WITHDRAWAL ONLINE 6678092 BPAY STRATAPAY- Body Corp Fees</u>	-\$1,185.00		\$25,503.10
21 Nov 2022	<u>WITHDRAWAL-OSKO PAYMENT 1001883 NashCom Electrical Nashcom Electrical</u>	-\$911.63		\$26,688.10
14 Nov 2022	<u>WITHDRAWAL ONLINE 7876591 BPAY TAX OFFICE ATO</u>	-\$5,042.35		\$27,599.73
14 Nov 2022	<u>WITHDRAWAL ONLINE 2966092 BPAY TAX OFFICE ATO</u>	-\$1,219.00		\$32,642.08
14 Nov 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$33,861.08
9 Nov 2022	<u>WITHDRAWAL ONLINE 1322549 BPAY UNITYWATER Unity Water</u>	-\$383.65		\$33,218.28
7 Nov 2022	<u>DEPOSIT-OSKO PAYMENT 2775577 INSHORE BUILD PTY LTD N Brown Super</u>		\$1,790.46	\$33,601.93
7 Nov 2022	<u>DEPOSIT-OSKO PAYMENT 2769413 INSHORE BUILD PTY LTD J Brown Super</u>		\$3,448.80	\$31,811.47
31 Oct 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$28,362.67
31 Oct 2022	<u>GROSS INT 23.23 TAX 47.00% 10.00 NET INTEREST</u>		\$13.23	\$27,719.87
17 Oct 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$27,706.64
30 Sep 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$965.85	\$27,063.84
30 Sep 2022	<u>GROSS INT 17.82 TAX 47.00% 7.00 NET INTEREST</u>		\$10.82	\$26,097.99
14 Sep 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$147.80	\$26,087.17
31 Aug 2022	<u>INTEREST PAID</u>		\$8.93	\$25,939.37
30 Aug 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$25,930.44

	Description	Debit	Credit	Balance ¹
19 Aug 2022	<u>DEPOSIT-OSKO PAYMENT 2661442 INSHORE BUILD PTY LTD N</u> <u>Brown super</u>		\$3,045.00	\$25,287.64
19 Aug 2022	<u>DEPOSIT-OSKO PAYMENT 2644278 INSHORE BUILD PTY LTD J</u> <u>Brown Super</u>		\$5,412.50	\$22,242.64
12 Aug 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$16,830.14
8 Aug 2022	<u>WITHDRAWAL ONLINE 6401299 BPAY SUNSHINE C Council Rates</u>	-\$1,139.55		\$16,187.34
8 Aug 2022	<u>WITHDRAWAL ONLINE 0449992 BPAY UNITYWATER Unity water</u>	-\$231.44		\$17,326.89
29 Jul 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$17,558.33
29 Jul 2022	<u>INTEREST PAID</u>		\$0.95	\$16,915.53
15 Jul 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$16,914.58
7 Jul 2022	<u>WITHDRAWAL-OSKO PAYMENT 1133899 Inshore Build Final Loan</u> <u>repayment</u>	-\$3,486.34		\$16,271.78
6 Jul 2022	<u>WITHDRAWAL-OSKO PAYMENT 1864584 Inshore Build Loan</u> <u>Repayment</u>	-\$10,000.00		\$19,758.12
5 Jul 2022	<u>WITHDRAWAL-OSKO PAYMENT 1824913 Inshore Build Loan</u> <u>Repayment</u>	-\$10,000.00		\$29,758.12
4 Jul 2022	<u>WITHDRAWAL-OSKO PAYMENT 1848435 Inshore Build Loan</u> <u>Repayment</u>	-\$10,000.00		\$39,758.12
30 Jun 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$49,758.12
30 Jun 2022	<u>INTEREST PAID</u>		\$0.03	\$49,115.32
29 Jun 2022	<u>DEPOSIT-OSKO PAYMENT 2563160 INSHORE BUILD PTY LTD</u> <u>J&N Brown super</u>		\$46,000.00	\$49,115.29
13 Jun 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$3,115.29
31 May 2022	<u>INTEREST PAID</u>		\$0.01	\$2,472.49
30 May 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$2,472.48
23 May 2022	<u>WITHDRAWAL ONLINE 4933914 BPAY UNITYWATER unity water</u>	-\$283.33		\$1,829.68
13 May 2022	<u>DEPOSIT HARCOURTS CALOUN 8 12 COONOWRIN STR</u>		\$642.80	\$2,113.01

Display more (Showing 100 of 206)

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1. Running balance means the balance in your account, based on the deposits and withdrawals we've recorded on your account at a particular point in time. 

Transactions: 8/12 Coonowrin Street Battery Hill - Jim Brown Superannuation Fund

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

8/12 Coonowrin Street Battery Hill

	Date	Narrative	Debit	Credit	Balance	Quantity
8/12 Coonowrin Street Battery Hill						
	01/07/2022	Opening Balance	\$	0.00	\$ 0.00	Cr
	15/07/2022	Rental Income/Disbursements Received	\$	642.80	\$ 642.80	Cr
	29/07/2022	Rental Income/Disbursements Received	\$	642.80	\$ 1,285.60	Cr
	12/08/2022	Rental Income/Disbursements Received	\$	642.80	\$ 1,928.40	Cr
	30/08/2022	Rental Income/Disbursements Received	\$	642.80	\$ 2,571.20	Cr
	14/09/2022	Rental Income/Disbursements Received	\$	147.80	\$ 2,719.00	Cr
	30/09/2022	Rental Income/Disbursements Received	\$	965.85	\$ 3,684.85	Cr
	17/10/2022	Rental Income/Disbursements Received	\$	642.80	\$ 4,327.65	Cr
	31/10/2022	Rental Income/Disbursements Received	\$	642.80	\$ 4,970.45	Cr
	14/11/2022	Rental Income/Disbursements Received	\$	642.80	\$ 5,613.25	Cr
	30/11/2022	Rental Income/Disbursements Received	\$	965.85	\$ 6,579.10	Cr
	14/12/2022	Rental Income/Disbursements Received	\$	642.80	\$ 7,221.90	Cr
	03/01/2023	Rental Income/Disbursements Received	\$	642.80	\$ 7,864.70	Cr
	16/01/2023	Rental Income/Disbursements Received	\$	642.80	\$ 8,507.50	Cr
	31/01/2023	Rental Income/Disbursements Received	\$	642.80	\$ 9,150.30	Cr
	01/02/2023	Rental Statement	\$ 9,470.05		\$ 319.75	Dr
	01/02/2023	Rental Income/Disbursements Received	\$	319.75	\$ 0.00	Cr
	15/02/2023	Rental Income/Disbursements Received	\$	646.10	\$ 646.10	Cr
	01/03/2023	Rental Income/Disbursements Received	\$	646.10	\$ 1,292.20	Cr
	15/03/2023	Rental Income/Disbursements Received	\$	646.10	\$ 1,938.30	Cr
	03/04/2023	Rental Income/Disbursements Received	\$	646.10	\$ 2,584.40	Cr
	17/04/2023	Rental Income/Disbursements Received	\$	646.10	\$ 3,230.50	Cr
	02/05/2023	Rental Income/Disbursements Received	\$	646.10	\$ 3,876.60	Cr
	15/05/2023	Rental Income/Disbursements Received	\$	646.10	\$ 4,522.70	Cr
	01/06/2023	Rental Income/Disbursements Received	\$	962.55	\$ 5,485.25	Cr
	15/06/2023	Rental Income/Disbursements Received	\$	646.10	\$ 6,131.35	Cr
	30/06/2023	Rental Statement	\$ 6,740.60		\$ 609.25	Dr
Total 8/12 Coonowrin Street Battery Hill			\$ 16,210.65	\$ 15,601.40	\$ 609.25	Dr

Please note that the Super fund has made additional repayments during the year to their loan, therefore closing balance for the loan is as per below calculations.

Closing Balance for 2022 39,080.81
 Less total repayments (33,486.34)
 interest charges for 2023 8,105.85
 = \$13,700.32 ✓

L1
E9

Client Name: Jim Brown Superannuation Fund

Year End: 30/06/2019

INITIATIVE
 CHARTERED ACCOUNTANTS • FINANCIAL ADVISERS

Loan Schedule

Westpac loan payout for investment property

Amount of Finance
 Interest Rate
 Monthly Repayment
 Residual

160,000.00
5.94%
1338.37
-

2021 Interest
 5.10%

	Date	Open Bal	Repayment	Principle	Interest	Close Bal	
1	1-Feb-20	160,000.00	1338.37	552.99	785.38	159,447.01	
2	1-Mar-20	159,447.01	1338.37	555.73	782.64	158,891.28	
3	1-Apr-20	158,891.28	1338.37	558.48	779.89	158,332.80	
4	1-May-20	158,332.80	1338.37	561.24	777.12	157,771.56	
5	1-Jun-20	157,771.56	1338.37	564.02	774.34	157,207.54	3899.37
6	1-Jul-20	157,207.54	1338.37	675.92	662.44	156,531.62	
7	1-Aug-20	156,531.62	1338.37	678.79	659.57	155,852.83	
8	1-Sep-20	155,852.83	1338.37	681.68	656.69	155,171.15	
9	1-Oct-20	155,171.15	1338.37	684.58	653.79	154,486.57	
10	1-Nov-20	154,486.57	1338.37	687.49	650.88	153,799.09	
11	1-Dec-20	153,799.09	1338.37	690.41	647.96	153,108.68	
12	1-Jan-21	153,108.68	1338.37	693.34	645.02	152,415.34	
13	1-Feb-21	152,415.34	1338.37	696.29	642.08	151,719.05	
14	1-Mar-21	151,719.05	1338.37	699.25	639.12	151,019.80	
15	1-Apr-21	151,019.80	1338.37	702.22	636.15	150,317.59	
16	1-May-21	150,317.59	1338.37	705.20	633.16	149,612.38	
17	1-Jun-21	149,612.38	1338.37	708.20	630.16	148,904.18	7757.02
18	1-Jul-21	148,904.18	1338.37	607.91	730.45	148,296.27	
19	1-Aug-21	148,296.27	1338.37	610.92	727.44	147,685.34	
20	1-Sep-21	147,685.34	1338.37	613.95	724.42	147,071.40	
21	1-Oct-21	147,071.40	1338.37	616.99	721.38	146,454.41	
22	1-Nov-21	146,454.41	1338.37	620.04	718.32	145,834.37	
23	1-Dec-21	145,834.37	1338.37	623.11	715.26	145,211.26	
24	1-Jan-22	145,211.26	1338.37	626.19	712.17	144,585.07	
25	1-Feb-22	144,585.07	1338.37	629.29	709.07	143,955.77	
26	1-Mar-22	143,955.77	1338.37	632.41	705.96	143,323.36	
27	1-Apr-22	143,323.36	1338.37	635.54	702.83	142,687.82	
28	1-May-22	142,687.82	1338.37	638.69	699.68	142,049.14	
29	1-Jun-22	142,049.14	1338.37	641.85	696.52	141,407.29	8563.49
30	1-Jul-22	141,407.29	1338.37	645.02	693.34	140,762.27	
31	1-Aug-22	140,762.27	1338.37	648.22	690.15	140,114.05	
32	1-Sep-22	140,114.05	1338.37	651.43	686.94	139,462.63	
33	1-Oct-22	139,462.63	1338.37	654.65	683.72	138,807.98	
34	1-Nov-22	138,807.98	1338.37	657.89	680.47	138,150.09	
35	1-Dec-22	138,150.09	1338.37	661.15	677.22	137,488.94	
36	1-Jan-23	137,488.94	1338.37	664.42	673.95	136,824.52	
37	1-Feb-23	136,824.52	1338.37	667.71	670.66	136,156.81	
38	1-Mar-23	136,156.81	1338.37	671.01	667.35	135,485.80	
39	1-Apr-23	135,485.80	1338.37	674.34	664.03	134,811.46	
40	1-May-23	134,811.46	1338.37	677.67	660.69	134,133.79	
41	1-Jun-23	134,133.79	1338.37	681.03	657.34	133,452.76	8105.85 ✓
42	1-Jul-23	133,452.76	1338.37	684.40	653.97	132,768.36	
43	1-Aug-23	132,768.36	1338.37	687.79	650.58	132,080.58	
44	1-Sep-23	132,080.58	1338.37	691.19	647.17	131,389.38	
45	1-Oct-23	131,389.38	1338.37	694.61	643.75	130,694.77	
46	1-Nov-23	130,694.77	1338.37	698.05	640.31	129,996.72	
47	1-Dec-23	129,996.72	1338.37	701.51	636.86	129,295.21	
48	1-Jan-24	129,295.21	1338.37	704.98	633.39	128,590.24	

49	1-Feb-24	128,590.24	1338.37	708.47	629.90	127,881.77	
50	1-Mar-24	127,881.77	1338.37	711.98	626.39	127,169.79	
51	1-Apr-24	127,169.79	1338.37	715.50	622.87	126,454.29	
52	1-May-24	126,454.29	1338.37	719.04	619.32	125,735.25	
53	1-Jun-24	125,735.25	1338.37	722.60	615.76	125,012.65	7620.27
54	1-Jul-24	125,012.65	1338.37	726.18	612.19	124,286.47	
55	1-Aug-24	124,286.47	1338.37	729.77	608.59	123,556.70	
56	1-Sep-24	123,556.70	1338.37	733.38	604.98	122,823.32	
57	1-Oct-24	122,823.32	1338.37	737.01	601.35	122,086.30	
58	1-Nov-24	122,086.30	1338.37	740.66	597.70	121,345.64	
59	1-Dec-24	121,345.64	1338.37	744.33	594.04	120,601.31	
60	1-Jan-25	120,601.31	1338.37	748.01	590.35	119,853.30	
61	1-Feb-25	119,853.30	1338.37	751.72	586.65	119,101.58	
62	1-Mar-25	119,101.58	1338.37	755.44	582.93	118,346.15	
63	1-Apr-25	118,346.15	1338.37	759.18	579.19	117,586.97	
64	1-May-25	117,586.97	1338.37	762.93	575.43	116,824.03	
65	1-Jun-25	116,824.03	1338.37	766.71	571.65	116,057.32	7105.05
66	1-Jul-25	116,057.32	1338.37	770.51	567.86	115,286.82	
67	1-Aug-25	115,286.82	1338.37	774.32	564.04	114,512.50	
68	1-Sep-25	114,512.50	1338.37	778.15	560.21	113,734.34	
69	1-Oct-25	113,734.34	1338.37	782.00	556.36	112,952.34	
70	1-Nov-25	112,952.34	1338.37	785.88	552.49	112,166.46	
71	1-Dec-25	112,166.46	1338.37	789.77	548.60	111,376.70	
72	1-Jan-26	111,376.70	1338.37	793.68	544.69	110,583.02	
73	1-Feb-26	110,583.02	1338.37	797.60	540.76	109,785.42	
74	1-Mar-26	109,785.42	1338.37	801.55	536.81	108,983.87	
75	1-Apr-26	108,983.87	1338.37	805.52	532.85	108,178.35	
76	1-May-26	108,178.35	1338.37	809.51	528.86	107,368.84	
77	1-Jun-26	107,368.84	1338.37	813.51	524.85	106,555.33	6558.38
78	1-Jul-26	106,555.33	1338.37	817.54	520.82	105,737.78	
79	1-Aug-26	105,737.78	1338.37	821.59	516.78	104,916.20	
80	1-Sep-26	104,916.20	1338.37	825.65	512.71	104,090.54	
81	1-Oct-26	104,090.54	1338.37	829.74	508.62	103,260.80	
82	1-Nov-26	103,260.80	1338.37	833.85	504.52	102,426.95	
83	1-Dec-26	102,426.95	1338.37	837.98	500.39	101,588.97	
84	1-Jan-27	101,588.97	1338.37	842.12	496.24	100,746.85	
85	1-Feb-27	100,746.85	1338.37	846.29	492.07	99,900.56	
86	1-Mar-27	99,900.56	1338.37	850.48	487.88	99,050.07	
87	1-Apr-27	99,050.07	1338.37	854.69	483.67	98,195.38	
88	1-May-27	98,195.38	1338.37	858.92	479.44	97,336.46	
89	1-Jun-27	97,336.46	1338.37	863.17	475.19	96,473.29	5978.34
90	1-Jul-27	96,473.29	1338.37	867.45	470.92	95,605.84	
91	1-Aug-27	95,605.84	1338.37	871.74	466.62	94,734.10	
92	1-Sep-27	94,734.10	1338.37	876.06	462.31	93,858.04	
93	1-Oct-27	93,858.04	1338.37	880.39	457.97	92,977.65	
94	1-Nov-27	92,977.65	1338.37	884.75	453.61	92,092.90	
95	1-Dec-27	92,092.90	1338.37	889.13	449.23	91,203.77	
96	1-Jan-28	91,203.77	1338.37	893.53	444.83	90,310.24	
97	1-Feb-28	90,310.24	1338.37	897.95	440.41	89,412.28	
98	1-Mar-28	89,412.28	1338.37	902.40	435.97	88,509.88	
99	1-Apr-28	88,509.88	1338.37	906.87	431.50	87,603.02	
100	1-May-28	87,603.02	1338.37	911.35	427.01	86,691.66	
101	1-Jun-28	86,691.66	1338.37	915.87	422.50	85,775.80	5362.89
102	1-Jul-28	85,775.80	1338.37	920.40	417.97	84,855.40	
103	1-Aug-28	84,855.40	1338.37	924.96	413.41	83,930.44	
104	1-Sep-28	83,930.44	1338.37	929.53	408.83	83,000.91	
105	1-Oct-28	83,000.91	1338.37	934.14	404.23	82,066.77	
106	1-Nov-28	82,066.77	1338.37	938.76	399.61	81,128.01	
107	1-Dec-28	81,128.01	1338.37	943.41	394.96	80,184.61	
108	1-Jan-29	80,184.61	1338.37	948.08	390.29	79,236.53	
109	1-Feb-29	79,236.53	1338.37	952.77	385.60	78,283.76	
110	1-Mar-29	78,283.76	1338.37	957.49	380.88	77,326.27	
111	1-Apr-29	77,326.27	1338.37	962.22	376.14	76,364.05	

112	1-May-29	76,364.05	1338.37	966.99	371.38	75,397.06	
113	1-Jun-29	75,397.06	1338.37	971.77	366.59	74,425.29	4709.87
114	1-Jul-29	74,425.29	1338.37	976.58	361.78	73,448.70	
115	1-Aug-29	73,448.70	1338.37	981.42	356.95	72,467.28	
116	1-Sep-29	72,467.28	1338.37	986.28	352.09	71,481.01	
117	1-Oct-29	71,481.01	1338.37	991.16	347.21	70,489.85	
118	1-Nov-29	70,489.85	1338.37	996.07	342.30	69,493.78	
119	1-Dec-29	69,493.78	1338.37	1001.00	337.37	68,492.79	
120	1-Jan-30	68,492.79	1338.37	1005.95	332.41	67,486.84	
121	1-Feb-30	67,486.84	1338.37	1010.93	327.43	66,475.91	
122	1-Mar-30	66,475.91	1338.37	1015.93	322.43	65,459.97	
123	1-Apr-30	65,459.97	1338.37	1020.96	317.40	64,439.01	
124	1-May-30	64,439.01	1338.37	1026.02	312.35	63,412.99	
125	1-Jun-30	63,412.99	1338.37	1031.10	307.27	62,381.90	4016.99
126	1-Jul-30	62,381.90	1338.37	1036.20	302.17	61,345.70	
127	1-Aug-30	61,345.70	1338.37	1041.33	297.04	60,304.37	
128	1-Sep-30	60,304.37	1338.37	1046.48	291.88	59,257.89	
129	1-Oct-30	59,257.89	1338.37	1051.66	286.70	58,206.22	
130	1-Nov-30	58,206.22	1338.37	1056.87	281.50	57,149.35	
131	1-Dec-30	57,149.35	1338.37	1062.10	276.26	56,087.25	
132	1-Jan-31	56,087.25	1338.37	1067.36	271.01	55,019.89	
133	1-Feb-31	55,019.89	1338.37	1072.64	265.72	53,947.25	
134	1-Mar-31	53,947.25	1338.37	1077.95	260.41	52,869.30	
135	1-Apr-31	52,869.30	1338.37	1083.29	255.08	51,786.01	
136	1-May-31	51,786.01	1338.37	1088.65	249.72	50,697.37	
137	1-Jun-31	50,697.37	1338.37	1094.04	244.33	49,603.33	3281.81
138	1-Jul-31	49,603.33	1338.37	1099.45	238.91	48,503.87	
139	1-Aug-31	48,503.87	1338.37	1104.90	233.47	47,398.98	
140	1-Sep-31	47,398.98	1338.37	1110.36	228.00	46,288.61	
141	1-Oct-31	46,288.61	1338.37	1115.86	222.50	45,172.75	
142	1-Nov-31	45,172.75	1338.37	1121.38	216.98	44,051.37	
143	1-Dec-31	44,051.37	1338.37	1126.94	211.43	42,924.43	
144	1-Jan-32	42,924.43	1338.37	1132.51	205.85	41,791.92	
145	1-Feb-32	41,791.92	1338.37	1138.12	200.25	40,653.80	
146	1-Mar-32	40,653.80	1338.37	1143.75	194.61	39,510.04	
147	1-Apr-32	39,510.04	1338.37	1149.42	188.95	38,360.63	
148	1-May-32	38,360.63	1338.37	1155.10	183.26	37,205.52	
149	1-Jun-32	37,205.52	1338.37	1160.82	177.54	36,044.70	2501.75
150	1-Jul-32	36,044.70	1338.37	1166.57	171.80	34,878.13	
151	1-Aug-32	34,878.13	1338.37	1172.34	166.02	33,705.79	
152	1-Sep-32	33,705.79	1338.37	1178.15	160.22	32,527.64	
153	1-Oct-32	32,527.64	1338.37	1183.98	154.39	31,343.67	
154	1-Nov-32	31,343.67	1338.37	1189.84	148.53	30,153.83	
155	1-Dec-32	30,153.83	1338.37	1195.73	142.64	28,958.10	
156	1-Jan-33	28,958.10	1338.37	1201.65	136.72	27,756.45	
157	1-Feb-33	27,756.45	1338.37	1207.60	130.77	26,548.86	
158	1-Mar-33	26,548.86	1338.37	1213.57	124.79	25,335.28	
159	1-Apr-33	25,335.28	1338.37	1219.58	118.78	24,115.70	
160	1-May-33	24,115.70	1338.37	1225.62	112.75	22,890.09	
161	1-Jun-33	22,890.09	1338.37	1231.68	106.68	21,658.40	1674.08
162	1-Jul-33	21,658.40	1338.37	1237.78	100.58	20,420.62	
163	1-Aug-33	20,420.62	1338.37	1243.91	94.46	19,176.71	
164	1-Sep-33	19,176.71	1338.37	1250.07	88.30	17,926.65	
165	1-Oct-33	17,926.65	1338.37	1256.25	82.11	16,670.39	
166	1-Nov-33	16,670.39	1338.37	1262.47	75.89	15,407.92	
167	1-Dec-33	15,407.92	1338.37	1268.72	69.64	14,139.20	
168	1-Jan-34	14,139.20	1338.37	1275.00	63.36	12,864.20	
169	1-Feb-34	12,864.20	1338.37	1281.31	57.05	11,582.89	
170	1-Mar-34	11,582.89	1338.37	1287.65	50.71	10,295.23	
171	1-Apr-34	10,295.23	1338.37	1294.03	44.34	9,001.21	
172	1-May-34	9,001.21	1338.37	1300.43	37.93	7,700.77	
173	1-Jun-34	7,700.77	1338.37	1306.87	31.49	6,393.90	795.88
174	1-Jul-34	6,393.90	1338.37	1313.34	25.02	5,080.56	

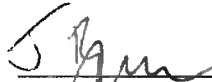
175	1-Aug-34	5,080.56	1338.37	1319.84	18.52	3,760.72	
176	1-Sep-34	3,760.72	1338.37	1326.37	11.99	2,434.35	
177	1-Oct-34	2,434.35	1338.37	1332.94	5.43	1,101.41	
178	1-Nov-34	1,101.41	1338.37	1339.54	-1.17	(238.13)	
179	1-Dec-34	(238.13)	1338.37	1346.17	-7.80	(1,584.30)	
180	1-Jan-35	(1,584.30)	1338.37	1352.83	-14.47	(2,937.13)	37.52
			240,905.70		77968.57		77968.57

Schedule


- Item 1: Agreement Date:** 28/1/2020
- Item 2: Borrower:** N3JA Pty Ltd ACN 604 639 278 As Trustee For Jim Brown Superannuation Fund
- Lender:** Inshore Build Pty Ltd ACN 613 157 592
- Guarantor:** J & N Brown Super Investment Pty Ltd ACN 604 270 082 in its personal capacity and As Trustee For J & N Super Trust
- Trustee:** J & N Brown Super Investment Pty Ltd ACN 604 270 082 As Trustee For J & N Super Trust
- Item 3: Principal Sum:** \$160000.00
- Item 4: Asset:** Real Property situated at: 8/12 Coonowrin Street Battery Hill QLD 4551
- Described as: Lot 8 In Bup 3992
- Title reference: 16082211
- Security:** Mortgage given by the Trustee in favour of the Lender in respect of the Asset.
- Item 5: Interest Rate:** The Reserve Bank of Australia Indicator Lending Rates for banks providing standard variable housing loans for investors published in May in the financial year immediately prior to the then current financial year.
- Item 6: Term:** 15 year/s

Executed as a Deed

EXECUTED AS A DEED by N3JA Pty Ltd ACN)
604 639 278 As Trustee For Jim Brown)
Superannuation Fund.)

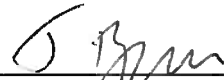


James Leigh Brown
Director




Nicola Lee Brown
Director

EXECUTED AS A DEED by Inshore Build Pty)
Ltd ACN 613 157 592.)




James Leigh Brown
Sole Director

EXECUTED AS A DEED by J & N Brown)
Super Investment Pty Ltd ACN 604 270 082.)



James Leigh Brown
Director



Nicola Lee Brown
Director



Income tax 551

Date generated	12 January 2024
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from **12 January 2022** to **12 January 2024** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 May 2022	30 Jun 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$5,042.35		\$5,042.35 DR
1 Jun 2022	1 Oct 2020	General interest charge			\$5,042.35 DR
15 Nov 2022	14 Nov 2022	Payment received		\$5,042.35	\$0.00
15 Nov 2022	15 Nov 2022	General interest charge			\$0.00
31 May 2023	13 Jun 2023	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$2,545.30		\$2,545.30 DR
2 Jun 2023	1 Jun 2023	Payment received		\$2,545.30	\$0.00



Activity statement 001

Date generated	12 January 2024
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

PAYG I raised=highlighted=7,317 with Jun 23 payable=3,660 ✓

Transactions

29 results found - from 12 January 2022 to 12 January 2024 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
19 Jan 2022	18 Jan 2022	Payment received		\$2,445.00	\$0.00
19 Jan 2022	19 Jan 2022	General interest charge			\$0.00
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$2,445.00		\$2,445.00 DR
1 Apr 2022	1 Apr 2022	General interest charge			\$2,445.00 DR
22 Apr 2022	21 Apr 2022	Payment received		\$2,445.00	\$0.00
22 Apr 2022	22 Apr 2022	General interest charge			\$0.00
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$2,445.00		\$2,445.00 DR
2 May 2022	2 May 2022	General interest charge			\$2,445.00 DR
17 May 2022	28 Apr 2022	Client initiated amended Activity Statement for the period ending 31 Mar 22 - PAYG Instalments		\$2,445.00	\$0.00
17 May 2022	2 May 2022	General interest charge			\$0.00
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22		\$0.00	\$0.00
30 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$1,219.00		\$1,219.00 DR
1 Nov 2022	1 Nov 2022	General interest charge			\$1,219.00 DR
15 Nov 2022	14 Nov 2022	Payment received		\$1,219.00	\$0.00
15 Nov 2022	15 Nov 2022	General interest charge			\$0.00
23 Jan 2023	20 Jan 2023	Payment received		\$1,219.00	\$1,219.00 CR
5 Mar 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - PAYG Instalments	\$1,219.00		\$0.00
5 Mar 2023	5 Mar 2023	General interest charge			\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
30 Apr 2023	28 Apr 2023	Original Activity Statement for the period ending 31 Mar 23 - PAYG Instalments	\$1,219.00		\$1,219.00 DR
1 May 2023	1 May 2023	General interest charge			\$1,219.00 DR
16 May 2023	15 May 2023	Payment received		\$1,219.00	\$0.00
16 May 2023	16 May 2023	General interest charge			\$0.00
30 Jul 2023	28 Jul 2023	Original Activity Statement for the period ending 30 Jun 23 - PAYG Instalments	\$3,660.00		\$3,660.00 DR
1 Aug 2023	1 Aug 2023	General interest charge			\$3,660.00 DR
23 Aug 2023	22 Aug 2023	Payment received		\$3,660.00	\$0.00
23 Aug 2023	23 Aug 2023	General interest charge			\$0.00
5 Nov 2023	30 Oct 2023	Original Activity Statement for the period ending 30 Sep 23 - PAYG Instalments	\$1,901.00		\$1,901.00 DR
24 Nov 2023	23 Nov 2023	Payment received		\$1,901.00	\$0.00
24 Nov 2023	24 Nov 2023	General interest charge			\$0.00