

# **MJ & PJ Flannery Super Fund**

ABN 15 510 962 915

Trustees: Michael Flannery & Prudence Flannery

**Financial Statement**  
**For the year ended 30 June 2021**

*Reviewed  
MFF  
4/3/22*

**MJ & PJ Flannery Super Fund**  
**Statement of Financial Position**  
**as at 30 June 2021**

	Note	2021 \$	2020 \$
<b>Assets</b>			
Investments			
Direct Property	6A	835,000.00 FS/21	630,000.00
Shares in Listed Companies	6B	1,074,180.40	844,783.24
Stapled Securities	6C	47,463.70	59,356.29
Other Assets			
Cash At Bank		74,481.06 9	68,395.10
Receivables		2,798.29	110.67
Current Tax Assets		2,510.28 FS130	8,403.54
<b>Total Assets</b>		<u><u>2,036,433.73</u></u>	<u><u>1,611,048.84</u></u>
<b>Liabilities</b>			
<b>Total Liabilities</b>		<u><u>-</u></u>	<u><u>-</u></u>
<b>Net Assets Available to Pay Benefits</b>		<u><u>2,036,433.73</u></u>	<u><u>1,611,048.84</u></u>
<i>Represented by:</i>			
<b>Liability for Accrued Benefits</b>	2		
Dr Prudence Flannery		1,221,506.31	961,282.76
Mr Michael Flannery		814,927.42	649,766.08
<b>Total Liability for Accrued Benefits</b>		<u><u>2,036,433.73</u></u>	<u><u>1,611,048.84</u></u>

*The accompanying notes form part of these financial statements.  
This report should be read in conjunction with the accompanying compilation report.*

**MJ & PJ Flannery Super Fund**  
**Operating Statement**  
**For the period 1 July 2020 to 30 June 2021**

	Note	2021 \$	2020 \$
<b>Income</b>			
<b>Member Receipts</b>			
Contributions			
Member		25,000.00	75,000.00
<b>Investment Gains</b>			
Realised Capital Gains	8A	-	(49,007.22)
Increase in Market Value	8B	407,516.38	(19,879.29)
<b>Investment Income</b>			
Distributions	7A	2,893.39	2,960.55
Dividends	7B	28,447.96	45,940.34
Foreign Income	7C	19.44	1,204.33
Interest	7D	-	121.37
Rent	7E	45,632.54	48,459.13
		<u>509,509.71</u>	<u>104,799.21</u>
<b>Expenses</b>			
<b>Member Payments</b>			
Pensions Paid		58,480.00	85,000.00
<b>Other Expenses</b>			
Accountancy Fee		1,848.00	1,837.00
Auditor Fee		385.00	385.00
Depreciation		1,055.26	944.63
Insurance Premium		2,810.00	-
Legal Fee		137.50	137.50
Property Expenses		15,152.11	15,602.51
SMSF Supervisory Levy		259.00	259.00
		<u>80,126.87</u>	<u>104,165.64</u>
<b>Benefits Accrued as a Result of Operations before Income Tax</b>		<b>429,382.84</b>	<b>633.57</b>
<b>Income Tax</b>			
Income Tax Expense		3,997.95	3,886.27
		<u>3,997.95</u>	<u>3,886.27</u>
<b>Benefits Accrued as a Result of Operations</b>		<u><u>425,384.89</u></u>	<u><u>(3,252.70)</u></u>

*The accompanying notes form part of these financial statements.  
This report should be read in conjunction with the accompanying compilation report.*

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**MJ & PJ Flannery Super Fund**  
**Notes to the Financial Statements**  
**As at 30 June 2021**

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**Note 1 - Statement of Significant Accounting Policies**

The following significant accounting policies have been adopted in the preparation and presentation of the financial statements. They have been consistently applied in the current and previous periods unless otherwise stated to ensure the financial information satisfies the concept of relevance and reliability.

**(a) Statement of Compliance**

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because the members are able to command the preparation of tailored reports so as to satisfy specifically all of their information needs and there are no other users dependent on the financial statements. The financial statements are therefore special purpose financial statements that have been prepared in accordance with the legislative requirements of the *Superannuation Industry (Supervision) Act 1993* and *Regulations 1994* and the provisions of the Trust Deed. The trustees have determined that the accounting policies adopted are appropriate to meet their needs.

**(b) Basis of Preparation**

The financial statements have been prepared on a cash basis using historical costs convention unless stated otherwise. For investments and financial liabilities, they are measured at market values.

The financial statements are presented in Australian dollars, which is the functional currency of the fund.

**(c) Use of Accounting Estimates and Judgments**

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

**(d) Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, deposits held at call with banks or financial institutions and short-term, highly liquid investments that are readily convertible to cash and are subject to an insignificant risk of change in value.

**(e) Foreign Currency**

Any foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Exchange differences are recognised in the operating statement in the period in which they arise.

**(f) Valuation of Assets**

*Investment*

An investment is initially recognised when as a result of past transactions or events, the Fund controls the future economic benefits expected to flow from the asset.

The investment assets are firstly recorded at cost, being the fair value of the consideration given. After initial recognition, they are measured at market value. Gains or losses arising from changes in market value are recognised on the Operating Statement in the periods in which they occur.

Market value as defined in s10 of *SISA 1993*, in relation to an asset, means the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- i. that the buyer and the seller dealt with each other at arm's length in relation to the sale;
- ii. that the sale occurred after proper marketing of the asset;
- iii. that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

As disposal costs are generally immaterial unless otherwise stated, market value approximates fair value.

## MJ & PJ Flannery Super Fund

### Notes to the Financial Statements

#### As at 30 June 2021

Market values for various types of investment have been determined as follows:

- i. listed securities, government and other fixed interest securities for which there is a readily available market quotation, the valuation is recorded as the last quoted sale price as at the close of business on reporting date. If the listed securities are foreign, they are also converted to Australian dollars using the exchange rate at the close of business on the reporting date;
- ii. unit trusts and managed funds are stated by reference to the unit redemption price quoted by the fund manager at the end of the reporting period;
- iii. unlisted investments are stated at the Trustees' valuation based on estimated market value at balance date; or where necessary, upon external valuers' expert opinions;
- iv. Investment properties are carried at market value and are held for the purpose of generating long-term rental yields and capital appreciation. The Trustees give consideration to the value of the investment property each financial year and revalue when a significant event occurs or when deemed appropriate. Where an external valuation has been obtained, the valuation is based on objective and supportable data and has been carried out by a property valuation service provider or qualified independent valuer as appropriate.

#### *Financial Liabilities*

The Fund initially recognises a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Financial liabilities including credit balances of hedging instruments and derivatives are measured at market values as at the reporting date. Any change in market values of the financial liabilities since the beginning of the reporting period shall be included in the profit or loss for the reporting period. As disposal costs are generally immaterial, unless otherwise stated, market value approximates fair value.

#### *Receivables and Payables*

Current assets such as accounts receivable, which are expected to be recovered within twelve months after the reporting period, are carried at nominal amounts which approximate the fair values.

Accounts payable are recognised when the Fund becomes obliged to make future payments resulting from the goods and services received, whether or not billed to the Fund and are carried at nominal amounts which are equivalent to fair values.

### **(g) Revenue Recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is measured at the fair value of consideration received or receivable. The following recognition criteria relate to the specific items of revenue the Fund receives:

#### *Interest*

The interest revenue is recognised by the Fund on a cash receipt basis, unless the Fund chooses the accrual method and the amount can be reliably measured by reference to the principal outstanding and using the effective interest rate of the instrument calculated at the acquisition or origination date.

#### *Dividend Revenue*

The entitlement to a dividend is based on the date the shares are quoted ex-dividend; the actual dividend revenue is recognised by the Fund when it is received.

#### *Distribution Revenue*

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distributions and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable at market value.

#### *Rental Income*

Rent from investment properties is recognised by the Fund on a cash receipt basis.

#### *Movement in market values*

Changes in the market value of investments are determined as the difference between the market value at balance date or consideration received (if sold during the year) and the market value as at the prior year end or cost (if the investment was acquired during the period). All movements are recognised in the Operating Statement.

#### *Contributions and Rollovers In*

Contributions and rollovers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

The financial report was authorised for issue on 2 March 2022 by the trustee of the fund.

**MJ & PJ Flannery Super Fund**  
**Notes to the Financial Statements**  
**As at 30 June 2021**

**Note 2 – Liability for Accrued Benefits**

The liability for accrued benefits represents the fund's present obligation to pay benefits to members and beneficiaries and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period. Changes in the Liability for Accrued Benefits are as follows:

	<b>Current</b>	<b>Previous</b>
<b>Liability for Accrued Benefits at beginning of period</b>	1,611,048.84	1,614,301.54
Benefits Accrued during the period	483,864.89	81,747.30
Benefits Paid during the period	(58,480.00)	(85,000.00)
<b>Liability for Accrued Benefits at end of period</b>	<b>2,036,433.73</b>	<b>1,611,048.84</b>

Any amount in the Unallocated Contributions account represent amounts that have been received by the fund from either the members of the fund or a third party but have not been allocated to any specific member as at the reporting date. It is the intention of the trustee to allocate any such amounts recorded as unallocated contributions within 28 days following the end of the month to specific fund member, which will increase the liability for members accrued benefits.

**Note 3 – Vested Benefits**

Vested benefits are benefits which are not conditional upon continued membership of the fund (or any factor other than resignation from the plan) and include benefits which members were entitled to receive had they terminated their fund membership as at the reporting period.

	<b>Current</b>	<b>Previous</b>
<b>Vested Benefits at beginning of period</b>	1,611,048.84	1,614,301.54
Benefits Accrued during the period	483,864.89	81,747.30
Benefits Paid during the period	(58,480.00)	(85,000.00)
<b>Vested Benefits at end of period</b>	<b>2,036,433.73</b>	<b>1,611,048.84</b>

**Note 4 – Guaranteed Benefits**

No guarantees have been made in respect of any part of the liability for accrued benefits.

**Note 5 – Funding Arrangements**

No fixed funding arrangements were in place for the Fund as at year end.

**Note 6A – Direct Property**

	<b>Current</b>	<b>Previous</b>
At market value:		
22 Hanna Street Cowra	485,000.00	345,000.00
96 Brisbane Street, Cowra	350,000.00	285,000.00
	<b>835,000.00</b>	<b>630,000.00</b>

**MJ & PJ Flannery Super Fund**  
**Notes to the Financial Statements**  
**As at 30 June 2021**

**Note 6B – Shares in Listed Companies**

	<b>Current</b>	<b>Previous</b>
At market value:		
Auckland International Airport Limited	54,127.32	49,323.12
Australia and New Zealand Banking Group Limited	28,150.00	18,640.00
BHP Group Limited	48,570.00	35,820.00
Brainchip Holdings Ltd	12,250.00	0.00
Coles Group Limited.	16,799.47	16,878.11
Commonwealth Bank of Australia	52,132.14	36,237.24
Insurance Australia Group Limited	20,144.64	22,526.08
Macquarie Group Limited	586,612.50	444,750.00
Medibank Private Limited	14,378.00	13,604.50
National Australia Bank Limited	28,317.60	19,677.60
New Energy Minerals Ltd	1,350.00	350.00
OFX Group Limited	6,675.00	7,025.00
Oil Search Limited	11,430.00	9,510.00
Prime Media Group Limited	3,225.00	1,365.00
Ramsay Health Care Limited	62,950.00	66,520.00
South32 Limited	2,930.00	2,040.00
Virgin Money Uk PLC - Cdi 1:1 Foreign Exempt Lse	993.60	446.85
Wesfarmers Limited	58,095.30	44,067.89
Westpac Banking Corporation	26,919.83	18,721.85
Woolworths Limited	38,130.00	37,280.00
	<b>1,074,180.40</b>	<b>844,783.24</b>

**Note 6C – Stapled Securities**

	<b>Current</b>	<b>Previous</b>
At market value:		
Apa Group	47,463.70	59,356.29
	<b>47,463.70</b>	<b>59,356.29</b>

**Note 7A – Distributions**

	<b>Current</b>	<b>Previous</b>
Apa Group	10 2,893.39	2,960.55
	<b>2,893.39</b>	<b>2,960.55</b>

**Note 7B – Dividends**

	<b>Current</b>	<b>Previous</b>
Australia and New Zealand Banking Group Limited	857.14	2,182.86
BHP Group Limited	2,951.30	3,044.39
Coles Group Limited.	849.60	919.82
Commonwealth Bank of Australia	1,849.37	3,214.03
Insurance Australia Group Limited	273.28	1,522.56
Macquarie Group Limited	13,837.50	19,521.42
Medibank Private Limited	786.50	1,014.00
National Australia Bank Limited	925.72	2,561.14
OFX Group Limited	40.50	270.25
Ramsay Health Care Limited	692.86	2,200.00
South32 Limited	45.40	106.47
Telstra Corporation Limited	0.00	4,571.42
Wesfarmers Limited	2,569.84	2,148.55
Westpac Banking Corporation	1,326.10	1,192.00
Woolworths Limited	1,442.85	1,471.43
	<b>28,447.96</b>	<b>45,940.34</b>

**MJ & PJ Flannery Super Fund**  
**Notes to the Financial Statements**  
**As at 30 June 2021**

**Note 7C – Foreign Income**

	Current	Previous
Auckland International Airport Limited	0.00	780.46
Oil Search Limited	19.44	423.87
	<u>19.44</u>	<u>1,204.33</u>

**Note 7D – Interest**

	Current	Previous
CBA CDIA	0.00	121.37
	<u>0.00</u>	<u>121.37</u>

**Note 7E – Rent**

	Current	Previous
22 Hanna Street Cowra	20,306.70	20,659.95
96 Brisbane Street, Cowra	25,325.84	27,799.18
	<u>45,632.54</u>	<u>48,459.13</u>

**Note 8A – Realised Capital Gains**

	Current	Previous
<b>Shares in Listed Companies</b>		
Telstra Corporation Limited	0.00	(49,007.22)
	<u>0.00</u>	<u>(49,007.22)</u>

**Note 8B – Increase in Market Value**

	Current	Previous
<b>Direct Property</b>		
22 Hanna Street Cowra	136,386.75	25,000.00
96 Brisbane Street, Cowra	65,655.01	(4,545.37)
<b>Shares in Listed Companies</b>		
Auckland International Airport Limited	4,804.20	(16,892.88)
Australia and New Zealand Banking Group Limited	9,510.00	(9,570.00)
BHP Group Limited	12,750.00	(5,340.00)
Brainchip Holdings Ltd	220.05	0.00
Coles Group Limited.	(78.64)	3,755.06
Commonwealth Bank of Australia	15,894.90	(6,973.92)
Cybg Plc - Cdi 1:1 Foreign Exempt Lse	0.00	159.30
Insurance Australia Group Limited	(2,381.44)	(9,720.96)
Macquarie Group Limited	141,862.50	(5,641.12)
Medibank Private Limited	773.50	(2,275.00)
National Australia Bank Limited	8,640.00	(9,180.00)
New Energy Minerals Ltd	1,000.00	(350.00)
OFX Group Limited	(350.00)	75.00
Oil Search Limited	1,920.00	(11,700.00)
Prime Media Group Limited	1,860.00	(1,785.00)
Ramsay Health Care Limited	(3,570.00)	(5,720.00)
South32 Limited	890.00	(1,140.00)
Telstra Corporation Limited	0.00	39,126.58
Virgin Money Uk PLC - Cdi 1:1 Foreign Exempt Lse	546.75	(635.85)
Wesfarmers Limited	14,027.41	8,522.61
Westpac Banking Corporation	8,197.98	(10,857.63)
Woolworths Limited	850.00	4,050.00
<b>Stapled Securities</b>		
Apa Group	(11,892.59)	1,759.89
	<u>407,516.38</u>	<u>(19,879.29)</u>



**MJ & PJ Flannery Super Fund**

**Members Summary Report - For the period 1/07/2020 to 30/06/2021**

Member's Detail	Opening Balance	Increases					Decreases					Closing Balance
		Contrib	Tran In	Profit	Ins Proc	Tax	Exp	Ins Prem	Tran Out	Ben Paid		
<b>Mr Michael Flannery</b>												
880 Darbys Falls Road Cowra NSW 2794												
Accumulation	51,252.81	0.00	0.00	14,836.66	0.00	(171.98)	0.00	0.00	0.00	0.00	0.00	65,917.49
Pension	375,988.97	0.00	0.00	107,563.81	0.00	0.00	0.00	0.00	0.00	(10,000.00)		473,552.78
Pension	222,524.30	0.00	0.00	62,932.85	0.00	0.00	0.00	0.00	0.00	(10,000.00)		275,457.15
	649,766.08	0.00	0.00	185,333.32	0.00	(171.98)	0.00	0.00	0.00	(20,000.00)		814,927.42
<b>Dr Prudence Flannery</b>												
880 Darbys Falls Road Cowra NSW 2794												
Accumulation	22,166.33	25,000.00	0.00	6,555.43	0.00	(3,825.97)	0.00	0.00	0.00	0.00	0.00	49,895.79
Pension	686,477.14	0.00	0.00	197,875.50	0.00	0.00	0.00	0.00	0.00	(32,160.00)		852,192.64
Pension	252,639.29	0.00	0.00	73,098.59	0.00	0.00	0.00	0.00	0.00	(6,320.00)		319,417.88
	961,282.76	25,000.00	0.00	277,529.52	0.00	(3,825.97)	0.00	0.00	0.00	(38,480.00)		1,221,506.31
	1,611,048.84	25,000.00	0.00	462,862.84	0.00	(3,997.95)	0.00	0.00	0.00	(58,480.00)		2,036,433.73

**MJ & PJ Flannery Super Fund**  
(ABN: 15 510 962 915)

**Consolidated Member Benefit Totals**

Period	Member Account Details
<b>1 July 2020 - 30 June 2021</b>	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
Member	Date of Birth: 15 October 1953
Number: FLANNM0	Date Joined Fund: 30 January 2014
<b>Mr Michael Flannery</b>	Eligible Service Date: 30 January 2014
	Tax File Number Held: Yes

*Note: this report provides a consolidated view of the Member's interests in the SMSF  
Refer to the Member Benefit Statements produced for each member account for further details*

**Your Accounts**

<b>Withdrawal Benefit as at 1 Jul 2020</b>	
Accumulation	51,252.81
501: Flannery, Michael	375,988.97
Michael Pension no 2	222,524.30
<b>Total as at 1 Jul 2020</b>	<b><u>649,766.08</u></b>

<b>Withdrawal Benefit as at 30 Jun 2021</b>	
Accumulation	65,917.49
501: Flannery, Michael	473,552.78
Michael Pension no 2	275,457.15
<b>Total as at 30 Jun 2021</b>	<b><u>814,927.42</u></b>

**Your Tax Components**

Tax Free	715,834.50
Taxable - Taxed	99,092.92
Taxable - Untaxed	-

**Your Preservation Components**

Preserved	-
Restricted Non Preserved	-
Unrestricted Non Preserved	814,927.42

**Your Insurance Benefits**

No insurance details have been recorded

**Your Beneficiaries**

**Non Lapsing Binding Death Nomination\***

100% to Prue

\* Nomination in effect from **8 November 2017**

**For Enquiries:**

phone 0263423524 | email mark@balance.accountants  
mail Balance Accountants & Advisers, PO Box 727, Cowra NSW 2794

**MJ & PJ Flannery Super Fund**  
(ABN: 15 510 962 915)

**Member Benefit Statement**

<b>Period</b>	<b>Member Account Details</b>
1 July 2020 - 30 June 2021	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
<b>Member</b>	Date of Birth: 15 October 1953
Number: FLANNM0	Date Joined Fund: 30 January 2014
<b>Mr Michael Flannery</b>	Eligible Service Date: 30 January 2014
<b>Accumulation Account</b>	Tax File Number Held: Yes
<b>Accumulation</b>	Account Start Date: 30 January 2014

<b>Your Account Summary</b>		<b>Your Tax Components</b>	
<b>Withdrawal Benefit</b> as at 1 Jul 2020	<b>51,252.81</b>	Tax Free	75.8524 % 50,000.00
<u>Increases to your account:</u>		Taxable - Taxed	15,917.49
Share Of Net Fund Income	14,836.66	Taxable - Untaxed	-
<u>Total Increases</u>	<u>14,836.66</u>	<b>Your Preservation Components</b>	
<u>Decreases to your account:</u>		Preserved	-
Tax on Net Fund Income	171.98	Restricted Non Preserved	-
<u>Total Decreases</u>	<u>171.98</u>	Unrestricted Non Preserved	65,917.49
<b>Withdrawal Benefit</b> as at 30 Jun 2021	<b>65,917.49</b>	<b>Your Insurance Benefits</b>	
		No insurance details have been recorded	
		<b>Your Beneficiaries</b>	
		<b>Non Lapsing Binding Death Nomination*</b>	
		100% to Prue	
		* Nomination in effect from <b>8 November 2017</b>	

# MJ & PJ Flannery Super Fund

(ABN: 15 510 962 915)

## Member Benefit Statement

Period	Member Account Details
1 July 2020 - 30 June 2021	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
Member Number: FLANNM0	Date of Birth: 15 October 1953
Mr Michael Flannery	Date Joined Fund: 30 January 2014
Pension Account	Eligible Service Date: 30 January 2014
501: Flannery, Michael	Tax File Number Held: Yes
	Account Start Date: 19 May 2016

Your Account Summary		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2020	375,988.97	Tax Free	89.5687 % 424,155.26
<u>Increases to your account:</u>		Taxable - Taxed	49,397.52
Share Of Net Fund Income	107,563.81	Taxable - Untaxed	-
<u>Total Increases</u>	107,563.81	Your Preservation Components	
<u>Decreases to your account:</u>		Preserved	-
Pension Payments	10,000.00	Restricted Non Preserved	-
<u>Total Decreases</u>	10,000.00	Unrestricted Non Preserved	473,552.78
Withdrawal Benefit as at 30 Jun 2021	<b>473,552.78</b>	Your Insurance Benefits	
		No insurance details have been recorded	
		Your Beneficiaries	
		Non Lapsing Binding Death Nomination*	
		100% to Prue	
		* Nomination in effect from 8 November 2017	

For Enquiries:  
 phone 0263423524 | email mark@balance.accountants  
 mail Balance Accountants & Advisers, PO Box 727, Cowra NSW 2794

**MJ & PJ Flannery Super Fund**  
(ABN: 15 510 962 915)

**Member Benefit Statement**

Period	Member Account Details
1 July 2020 - 30 June 2021	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
Member	Date of Birth: 15 October 1953
Number: FLANNM0	Date Joined Fund: 30 January 2014
<b>Mr Michael Flannery</b>	Eligible Service Date: 30 January 2014
Pension Account	Tax File Number Held: Yes
<b>Michael Pension no 2</b>	Account Start Date: 1 July 2019

Your Account Summary		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2020	222,524.30	Tax Free	87.7375 % 241,679.24
<u>Increases to your account:</u>		Taxable - Taxed	33,777.91
Share Of Net Fund Income	62,932.85	Taxable - Untaxed	-
<u>Total Increases</u>	62,932.85	Your Preservation Components	
<u>Decreases to your account:</u>		Preserved	-
Pension Payments	10,000.00	Restricted Non Preserved	-
<u>Total Decreases</u>	10,000.00	Unrestricted Non Preserved	275,457.15
<b>Withdrawal Benefit as at 30 Jun 2021</b>	<b>275,457.15</b>	Your Insurance Benefits	
		No insurance details have been recorded	
		Your Beneficiaries	
		<b>Non Lapsing Binding Death Nomination*</b>	
		100% to Prue	
		* Nomination in effect from <b>8 November 2017</b>	

**Trustees**

The Trustees of the Fund are as follows:

Michael Flannery and  
Prudence Flannery

**Availability of Other Fund Information**

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustees.

**Trustees Disclaimer**

This statement has been prepared by the Trustees for the member whose name appears at the top of this statement. While every effort has been made by the Trustees to ensure the accuracy and completeness of this statement, the Trustees do not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustees of the Fund

.....  
Michael Flannery  
Trustee

.....  
Prudence Flannery  
Trustee

Statement Date: 30 June 2021

**MJ & PJ Flannery Super Fund**  
(ABN: 15 510 962 915)

**Consolidated Member Benefit Totals**

Period	Member Account Details
<b>1 July 2020 - 30 June 2021</b>	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
<b>Member</b>	Number: FLANNP0
<b>Dr Prudence Joynson Flannery</b>	Date of Birth: 12 August 1953 Date Joined Fund: 30 January 2014 Eligible Service Date: 30 January 2014
	Tax File Number Held: Yes

*Note: this report provides a consolidated view of the Member's interests in the SMSF  
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts		Your Tax Components	
<b>Withdrawal Benefit as at 1 Jul 2020</b>		Tax Free	684,038.18
Accumulation	22,166.33	Taxable - Taxed	537,468.13
502: Flannery, Prudence	686,477.14	Taxable - Untaxed	-
Prue Pension no 2	252,639.29		
<b>Total as at 1 Jul 2020</b>	<b>961,282.76</b>		
<b>Withdrawal Benefit as at 30 Jun 2021</b>			
Accumulation	49,895.79		
502: Flannery, Prudence	852,192.64		
Prue Pension no 2	319,417.88		
<b>Total as at 30 Jun 2021</b>	<b>1,221,506.31</b>		
		Your Preservation Components	
		Preserved	-
		Restricted Non Preserved	-
		Unrestricted Non Preserved	1,221,506.31
		Your Insurance Benefits	
		No insurance details have been recorded	
		Your Beneficiaries	
		<b>Non Lapsing Binding Death Nomination*</b>	
		100% to Michael	
		* Nomination in effect from <b>8 November 2017</b>	

**For Enquiries:**  
phone 0263423524 | email mark@balance.accountants  
mail Balance Accountants & Advisers, PO Box 727, Cowra NSW 2794

# MJ & PJ Flannery Super Fund

(ABN: 15 510 962 915)

## Member Benefit Statement

<b>Period</b>	<b>Member Account Details</b>
1 July 2020 - 30 June 2021	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
<b>Member</b>	Date of Birth: 12 August 1953
Number: FLANNP0	Date Joined Fund: 30 January 2014
<b>Dr Prudence Joynson Flannery</b>	Eligible Service Date: 30 January 2014
<b>Accumulation Account</b>	Tax File Number Held: Yes
<b>Accumulation</b>	Account Start Date: 30 January 2014

Your Account Summary	
<b>Withdrawal Benefit as at 1 Jul 2020</b>	<b>22,166.33</b>
<i>Increases to your account:</i>	
Member Contributions	25,000.00
Share Of Net Fund Income	6,555.43
<b><u>Total Increases</u></b>	<b>31,555.43</b>
<i>Decreases to your account:</i>	
Contributions Tax	3,750.00
Tax on Net Fund Income	75.97
<b><u>Total Decreases</u></b>	<b>3,825.97</b>
<b>Withdrawal Benefit as at 30 Jun 2021</b>	<b>49,895.79</b>

Your Tax Components	
Tax Free	0.0000 % -
Taxable - Taxed	49,895.79
Taxable - Untaxed	-

Your Preservation Components	
Preserved	-
Restricted Non Preserved	-
Unrestricted Non Preserved	49,895.79

**Your Insurance Benefits**  
No insurance details have been recorded

**Your Beneficiaries**  
**Non Lapsing Binding Death Nomination\***  
100% to Michael  
\* Nomination in effect from 8 November 2017



# MJ & PJ Flannery Super Fund

(ABN: 15 510 962 915)

## Member Benefit Statement

Period	Member Account Details
1 July 2020 - 30 June 2021	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
Member <b>Dr Prudence Joynson Flannery</b>	Number: FLANNP0 Date of Birth: 12 August 1953 Date Joined Fund: 30 January 2014 Eligible Service Date: 30 January 2014
Pension Account <b>502: Flannery, Prudence</b>	Tax File Number Held: Yes Account Start Date: 19 May 2016

Your Account Summary		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2020	686,477.14	Tax Free	57.3905 % 489,077.22
<u>Increases to your account:</u>		Taxable - Taxed	363,115.42
Share Of Net Fund Income	197,875.50	Taxable - Untaxed	-
<u>Total Increases</u>	197,875.50	<b>Your Preservation Components</b>	
<u>Decreases to your account:</u>		Preserved	-
Pension Payments	32,160.00	Restricted Non Preserved	-
<u>Total Decreases</u>	32,160.00	Unrestricted Non Preserved	852,192.64
Withdrawal Benefit as at 30 Jun 2021	<u>852,192.64</u>	<b>Your Insurance Benefits</b>	
		No insurance details have been recorded	
		<b>Your Beneficiaries</b>	
		<b>Non Lapsing Binding Death Nomination*</b>	
		100% to Michael	
		* Nomination in effect from 8 November 2017	

# MJ & PJ Flannery Super Fund

(ABN: 15 510 962 915)

## Member Benefit Statement

Period	Member Account Details
1 July 2020 - 30 June 2021	Residential Address: 880 Darbys Falls Road Cowra, NSW 2794
Member Number: FLANNPO	Date of Birth: 12 August 1953
Dr Prudence Joynson Flannery	Date Joined Fund: 30 January 2014
Pension Account	Eligible Service Date: 30 January 2014
Prue Pension no 2	Tax File Number Held: Yes
	Account Start Date: 1 July 2019

Your Account Summary		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2020	252,639.29	Tax Free	61.0363 % 194,960.96
<u>Increases to your account:</u>		Taxable - Taxed	124,456.92
Share Of Net Fund Income	73,098.59	Taxable - Untaxed	-
<u>Total Increases</u>	73,098.59	Your Preservation Components	
<u>Decreases to your account:</u>		Preserved	-
Pension Payments	6,320.00	Restricted Non Preserved	-
<u>Total Decreases</u>	6,320.00	Unrestricted Non Preserved	319,417.88
Withdrawal Benefit as at 30 Jun 2021	<b>319,417.88</b>	Your Insurance Benefits	
		No insurance details have been recorded	
		Your Beneficiaries	
		Non Lapsing Binding Death Nomination*	
		100% to Michael	
		* Nomination in effect from 8 November 2017	

**Trustees**

The Trustees of the Fund are as follows:

Michael Flannery and  
Prudence Flannery

**Availability of Other Fund Information**

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Signed on behalf of the Trustees of the Fund

.....  
Michael Flannery  
Trustee

.....  
Prudence Flannery  
Trustee

Statement Date: 30 June 2021

## MJ & PJ Flannery Super Fund Investment Summary as at 30 June 2021

Investment	Units	Average Cost Price	Market Price	Accounting Cost	Market Value	Unrealised Accounting Gain/(Loss)	Accounting Gain/(Loss) (%)	Portfolio Weight (%)
<b>Bank</b>								
CBA CDIA				74,481.06	74,481.06			3.67%
				<u>74,481.06</u>	<u>74,481.06</u>			<u>3.67%</u>
<b>Listed Securities Market</b>								
Auckland International Airport Limited (ASX:AIA)	8,007.00000	4.1927	6.7600	33,571.25	54,127.32	20,556.07	61.23%	2.66%
Australia and New Zealand Banking Group Limited (ASX:ANZ)	1,000.00000	32.0584	28.1500	32,058.42	28,150.00	(3,908.42)	(12.19)%	1.39%
Apa Group (ASX:APA)	5,333.00000	6.4783	8.9000	34,548.67	47,463.70	12,915.03	37.38%	2.34%
BHP Group Limited (ASX:BHP)	1,000.00000	34.8514	48.5700	34,851.41	48,570.00	13,718.59	39.36%	2.39%
Brainchip Holdings Ltd (ASX:BRN)	25,000.00000	0.4812	0.4900	12,029.95	12,250.00	220.05	1.83%	0.60%
Commonwealth Bank of Australia (ASX:CBA)	522.00000	74.9003	99.8700	39,087.98	52,132.14	13,034.16	33.34%	2.57%
Coles Group Limited (ASX:COL)	983.00000	11.8991	17.0900	11,696.81	16,799.47	5,102.66	43.62%	0.83%
Insurance Australia Group Limited (ASX:IAG)	3,904.00000	5.4915	5.1600	21,438.75	20,144.64	(1,294.11)	(6.04)%	0.99%
Medibank Private Limited (ASX:MPL)	4,550.00000	2.0000	3.1600	9,100.00	14,378.00	5,278.00	58.00%	0.71%
Macquarie Group Limited (ASX:MQG)	3,750.00000	88.7594	156.4300	332,847.75	586,612.50	253,764.75	76.24%	28.88%
National Australia Bank Limited (ASX:NAB)	1,080.00000	32.8782	26.2200	35,508.43	28,317.60	(7,190.83)	(20.25)%	1.39%
New Energy Minerals Ltd (ASX:NXE)	50,000.00000	0.3004	0.0270	15,019.95	1,350.00	(13,669.95)	(91.01)%	0.07%
OFX Group Limited (ASX:OFX)	5,000.00000	2.5660	1.3350	12,829.95	6,675.00	(6,154.95)	(47.97)%	0.33%
Oil Search Limited (ASX:OSH)	3,000.00000	8.6003	3.8100	25,800.92	11,430.00	(14,370.92)	(55.70)%	0.56%
Prime Media Group Limited (ASX:PRT)	15,000.00000	0.9870	0.2150	14,804.95	3,225.00	(11,579.95)	(78.22)%	0.16%
Ramsay Health Care Limited (ASX:RHC)	1,000.00000	46.0379	62.9500	46,037.93	62,950.00	16,912.07	36.74%	3.10%
South32 Limited (ASX:S32)	1,000.00000	2.6636	2.9300	2,663.56	2,930.00	266.44	10.00%	0.14%
Virgin Money UK PLC - Cdi 1:1 Foreign Exempt Lse (ASX:VUK)	270.00000	4.0100	3.6800	1,082.70	993.60	(89.10)	(8.23)%	0.05%
Westpac Banking Corporation (ASX:WBC)	1,043.00000	33.2721	25.8100	34,702.78	26,919.83	(7,782.95)	(22.43)%	1.33%
Westfarmers Limited (ASX:WES)	983.00000	29.2600	59.1000	28,762.58	58,095.30	29,332.72	101.98%	2.86%
Woolworths Limited (ASX:WOW)	1,000.00000	35.7641	38.1300	35,764.05	38,130.00	2,365.95	6.62%	1.88%
				<u>814,218.79</u>	<u>1,121,644.10</u>	<u>307,425.31</u>	<u>37.76%</u>	<u>55.22%</u>

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**MJ & PJ Flannery Super Fund**  
**Investment Summary as at 30 June 2021**

Investment	Units	Average Cost Price	Market Price	Accounting Cost	Market Value	Unrealised Accounting Gain/(Loss)	Accounting Gain/(Loss) (%)	Portfolio Weight (%)
<b>Property Direct Market</b>								
22 Hanna Street Cowra	17	343,099.5000	485,000.0000	343,099.50	485,000.00	141,900.50	41.36%	23.88%
96 Brisbane Street, Cowra	13	265,438.7300	350,000.0000	265,438.73	350,000.00	84,563.27	31.86%	17.23%
				608,538.23	835,000.00	226,463.77	37.21%	41.11%
				1,497,236.08	2,031,125.16	533,889.08	35.86%	100.00%

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the tax cost base and unrealised gain/(loss) for tax purposes refer to the Unrealised Capital Gains Report or change the report parameter to tax cost base.

**MJ & PJ Flannery Super Fund**  
**Investment Performance**  
**For the period from 1 July 2020 to 30 June 2021**

Investment	Opening Value	Acquisitions	Disposals	Closing Value	Change in Value	Income	Total Return Value	Total Return
<u>Bank</u>								
CBA CDIA	66,395.10	94,965.08	88,879.12	74,481.06	0.00	0.00	0.00	0.00%
	<b>66,395.10</b>	<b>94,965.08</b>	<b>88,879.12</b>	<b>74,481.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<u>Listed Securities Market</u>								
Auckland International Airport Limited (ASX:AIA)	49,323.12	0.00	0.00	54,127.32	4,804.20	0.00	4,804.20	9.74%
Australia and New Zealand Banking Group Limited (ASX:ANZ)	18,640.00	0.00	0.00	28,150.00	9,510.00	857.14	10,367.14	56.93%
Apa Group (ASX:APA)	59,356.29	0.00	0.00	47,463.70	(11,892.59)	2,893.39	(8,999.20)	(15.54%)
BHP Group Limited (ASX:BHP)	35,820.00	0.00	0.00	48,570.00	12,750.00	2,951.30	15,701.30	45.72%
Brainchip Holdings Ltd (ASX:BRN)	0.00	12,029.95	0.00	12,250.00	220.05	0.00	220.05	1.83%
Commonwealth Bank of Australia (ASX:CBA)	36,237.24	0.00	0.00	52,132.14	15,894.90	1,849.37	17,744.27	50.25%
Coles Group Limited. (ASX:COL)	16,878.11	0.00	0.00	16,799.47	(78.64)	849.60	770.96	4.69%
Insurance Australia Group Limited (ASX:IAG)	22,526.08	0.00	0.00	20,144.64	(2,381.44)	273.28	(2,108.16)	(9.42%)

**MJ & PJ Flannery Super Fund**  
**Investment Performance**  
**For the period from 1 July 2020 to 30 June 2021**

Investment	Opening Value	Acquisitions	Disposals	Closing Value	Change in Value	Income	Total Return Value	Total Return
<u>Listed Securities Market</u>								
Medibank Private Limited (ASX:MPL)	13,804.50	0.00	0.00	14,378.00	773.50	786.50	1,560.00	11.81%
Macquarie Group Limited (ASX:MQG)	444,750.00	0.00	0.00	586,612.50	141,862.50	13,837.50	155,700.00	35.56%
National Australia Bank Limited (ASX:NAB)	19,677.60	0.00	0.00	28,317.60	8,640.00	925.72	9,565.72	49.78%
New Energy Minerals Ltd (ASX:NXE)	350.00	0.00	0.00	1,350.00	1,000.00	0.00	1,000.00	285.71%
OFX Group Limited (ASX:OFX)	7,025.00	0.00	0.00	6,675.00	(350.00)	40.50	(309.50)	(4.42%)
Oil Search Limited (ASX:OSH)	9,510.00	0.00	0.00	11,430.00	1,920.00	19.44	1,939.44	20.41%
Prime Media Group Limited (ASX:PRT)	1,365.00	0.00	0.00	3,225.00	1,860.00	0.00	1,860.00	136.26%
Ramsay Health Care Limited (ASX:RHC)	66,520.00	0.00	0.00	62,950.00	(3,570.00)	692.86	(2,877.14)	(4.35%)
South32 Limited (ASX:S32)	2,040.00	0.00	0.00	2,930.00	890.00	45.40	935.40	46.37%
Virgin Money Uk PLC - Cdi 1:1 Foreign Exempt Lse (ASX:VUK)	446.85	0.00	0.00	993.60	546.75	0.00	546.75	122.36%
Westpac Banking Corporation (ASX:WBC)	18,721.85	0.00	0.00	26,919.83	8,197.98	1,326.10	9,524.08	52.74%

**MJ & PJ Flannery Super Fund**  
**Investment Performance**  
**For the period from 1 July 2020 to 30 June 2021**

<b>Investment</b>	<b>Opening Value</b>	<b>Acquisitions</b>	<b>Disposals</b>	<b>Closing Value</b>	<b>Change in Value</b>	<b>Income</b>	<b>Total Value</b>	<b>Total Return</b>
<u>Listed Securities Market</u>								
Westfarmers Limited (ASX:WES)	44,067.89	0.00	0.00	58,095.30	14,027.41	2,569.84	16,597.25	38.79%
Woolworths Limited (ASX:WOW)	37,280.00	0.00	0.00	38,130.00	850.00	1,442.85	2,292.85	6.27%
	<b>904,139.53</b>	<b>12,029.95</b>	<b>0.00</b>	<b>1,121,644.10</b>	<b>205,474.62</b>	<b>31,360.79</b>	<b>236,835.41</b>	<b>26.48%</b>
<u>Property Direct Market</u>								
22 Hanna Street Cowra	345,000.00	4,013.50	0.00	485,000.00	135,986.50	20,306.70	156,293.20	46.40%
96 Brisbane Street, Cowra	285,000.00	0.00	0.00	350,000.00	65,000.00	25,325.84	90,325.84	33.17%
	<b>630,000.00</b>	<b>4,013.50</b>	<b>0.00</b>	<b>835,000.00</b>	<b>200,986.50</b>	<b>45,632.54</b>	<b>246,619.04</b>	<b>40.48%</b>
<b>Fund Total</b>	<b>1,602,534.63</b>	<b>111,008.53</b>	<b>88,879.12</b>	<b>2,031,125.16</b>	<b>406,461.12</b>	<b>76,993.33</b>	<b>483,454.45</b>	<b>30.69%</b>



**MJ & PJ Flannery Super Fund**  
**Unrealised Capital Gains as at 30 June 2021**

		Accounting Treatment				Taxation Treatment						
Quantity /Description	Market Value	Original Cost	Accounting Gain/(Loss)	Tax Free	Cost Base Calculation	AMIT	Amount	Indexation	Discountable	Other	Deferred	Capital Loss
					Tax Deferred							
<b>Bank</b>												
CBA CDIA												
30/06/2021	74,481.06	74,481.06	0.00	0.00	0.00	0.00	74,481.06			0.00		
	74,481.06	74,481.06	0.00	0.00	0.00	0.00	74,481.06			0.00		
<b>Bank Total</b>												
<b>Listed Securities Market</b>												
<b>Apa Group (ASX:APA)</b>												
8/04/2014	4,000.00	25,750.87	9,849.13	0.00	4,708.89	0.00	21,041.98		14,556.02			
16/12/2014	1,333.00	8,797.80	3,065.90	0.00	1,569.25	0.00	7,228.55		4,635.15			
	5,333.00	34,548.67	12,915.03	0.00	6,278.14	0.00	28,270.53		19,193.17	0.00		
<b>Auckland International Airport Limited (ASX:AIA)</b>												
20/03/2014	6,300.00	26,071.25	16,516.75	0.00	889.95	0.00	25,181.30		17,406.70			
23/04/2020	1,707.00	7,500.00	4,039.32	0.00	0.00	0.00	7,500.00		4,039.32			
	8,007.00	33,571.25	20,556.07	0.00	889.95	0.00	32,681.30		21,446.02	0.00		
<b>Australia and New Zealand Banking Group Limited (ASX:ANZ)</b>												
20/03/2014	1,000.00	32,058.42	(3,908.42)	0.00	0.00	0.00	32,058.42					3,908.42
	1,000.00	32,058.42	(3,908.42)	0.00	0.00	0.00	32,058.42			0.00		3,908.42
<b>BHP Group Limited (ASX:BHP)</b>												
7/04/2014	1,000.00	34,851.41	13,718.59	0.00	0.00	0.00	34,851.41		13,718.59			
	1,000.00	34,851.41	13,718.59	0.00	0.00	0.00	34,851.41		13,718.59	0.00		
<b>Braintech Holdings Ltd (ASX:BRN)</b>												
18/09/2020	25,000.00	12,029.95	220.05	0.00	0.00	0.00	12,029.95			220.05		
	25,000.00	12,029.95	220.05	0.00	0.00	0.00	12,029.95			220.05		
<b>Colee Group Limited. (ASX:COL)</b>												
7/04/2014	983.00	11,696.81	5,102.66	0.00	0.00	0.00	11,696.81		5,102.66			
	983.00	11,696.81	5,102.66	0.00	0.00	0.00	11,696.81		5,102.66			
<b>Commonwealth Bank of Australia (ASX:CBA)</b>												
20/03/2014	500.00	37,524.98	12,410.02	0.00	0.00	0.00	37,524.98		12,410.02			
1/09/2015	22.00	1,573.00	624.14	0.00	0.00	0.00	1,573.00		624.14			
	522.00	39,097.98	13,034.16	0.00	0.00	0.00	39,097.98		13,034.16			

**MJ & PJ Flannery Super Fund**  
**Unrealised Capital Gains as at 30 June 2021**

	Accounting Treatment				Taxation Treatment										
	Quantity /Description	Market Value	Original Cost	Accounting Gain/(Loss)	Cost Base Calculation			Capital Gains Calculation							
					Tax Free	Tax Deferred	AMIT	Amount	Indexation	Discountable	Other	Deferred	Capital Loss		
<b>Listed Securities Market</b>															
<b>Insurance Australia Group Limited (ASX:IAG)</b>															
7/04/2014	3,904.00	20,144.64	21,438.75	(1,294.11)	0.00	0.00	0.00	21,438.75							1,294.11
	3,904.00	20,144.64	21,438.75	(1,294.11)	0.00	0.00	0.00	21,438.75							1,294.11
<b>Macquarie Group Limited (ASX:MQG)</b>															
15/04/2016	1,000.00	156,430.00	63,926.62	92,503.38	0.00	0.00	0.00	63,926.62			92,503.38				
26/05/2016	1,000.00	156,430.00	70,784.78	85,645.22	0.00	0.00	0.00	70,784.78			85,645.22				
15/08/2018	500.00	78,215.00	61,220.23	16,994.77	0.00	0.00	0.00	61,220.23			16,994.77				
11/09/2019	375.00	58,661.25	47,577.02	11,084.23	0.00	0.00	0.00	47,577.02			11,084.23				
20/09/2019	125.00	19,553.75	15,000.00	4,553.75	0.00	0.00	0.00	15,000.00			4,553.75				
17/03/2020	750.00	117,322.50	74,339.10	42,983.40	0.00	0.00	0.00	74,339.10			42,983.40				
	3,750.00	586,612.50	332,847.75	253,764.75	0.00	0.00	0.00	332,847.75			253,764.75				
<b>Medibank Private Limited (ASX:MPL)</b>															
7/11/2014	4,550.00	14,378.00	9,100.00	5,278.00	0.00	0.00	0.00	9,100.00			5,278.00				
	4,550.00	14,378.00	9,100.00	5,278.00	0.00	0.00	0.00	9,100.00			5,278.00				
<b>National Australia Bank Limited (ASX:NAB)</b>															
20/03/2014	1,000.00	26,220.00	33,308.63	(7,088.63)	0.00	0.00	0.00	33,308.63							7,088.63
28/05/2015	80.00	2,097.60	2,199.80	(102.20)	0.00	0.00	0.00	2,199.80							102.20
	1,080.00	28,317.60	35,508.43	(7,190.83)	0.00	0.00	0.00	35,508.43							7,190.83
<b>New Energy Minerals Ltd (ASX:NXE)</b>															
18/04/2016	7,500.00	202.50	4,819.95	(4,617.45)	0.00	0.00	0.00	4,819.95							4,617.45
10/06/2016	2,500.00	67.50	1,000.00	(932.50)	0.00	0.00	0.00	1,000.00							932.50
15/03/2018	40,000.00	1,080.00	9,200.00	(8,120.00)	0.00	0.00	0.00	9,200.00							8,120.00
	50,000.00	1,350.00	15,019.95	(13,669.95)	0.00	0.00	0.00	15,019.95							13,669.95
<b>OFX Group Limited (ASX:OFX)</b>															
10/07/2014	5,000.00	6,675.00	12,829.95	(6,154.95)	0.00	0.00	0.00	12,829.95							6,154.95
	5,000.00	6,675.00	12,829.95	(6,154.95)	0.00	0.00	0.00	12,829.95							6,154.95
<b>Oil Search Limited (ASX:OSH)</b>															
20/03/2014	3,000.00	11,430.00	25,800.92	(14,370.92)	0.00	0.00	0.00	25,800.92							14,370.92
	3,000.00	11,430.00	25,800.92	(14,370.92)	0.00	0.00	0.00	25,800.92							14,370.92

**MJ & PJ Flannery Super Fund**  
**Unrealised Capital Gains as at 30 June 2021**

Quantity /Description	Accounting Treatment			Taxation Treatment								
	Market Value	Original Cost	Accounting Gain/(Loss)	Tax Free	Tax Deferred	AMIT	Amount	Indexation	Discountable	Other	Deferred	Capital Loss
<b>Listed Securities Market</b>												
<b>Prime Media Group Limited (ASX:PRT)</b>												
7/04/2014	15,000.00	3,225.00	14,804.95	(11,579.95)	0.00	0.00	14,804.95	0.00	0.00	0.00	14,804.95	11,579.95
15,000.00	3,225.00	14,804.95	(11,579.95)	0.00	0.00	0.00	14,804.95	0.00	0.00	0.00	14,804.95	11,579.95
<b>Ramsay Health Care Limited (ASX:RHC)</b>												
30/06/2014	1,000.00	62,950.00	48,037.93	16,912.07	0.00	0.00	48,037.93	0.00	0.00	0.00	48,037.93	16,912.07
1,000.00	62,950.00	48,037.93	16,912.07	0.00	0.00	0.00	48,037.93	0.00	0.00	0.00	48,037.93	16,912.07
<b>South32 Limited (ASX:S32)</b>												
7/04/2014	1,000.00	2,930.00	2,663.56	266.44	0.00	0.00	2,663.56	0.00	0.00	0.00	2,663.56	266.44
1,000.00	2,930.00	2,663.56	266.44	0.00	0.00	0.00	2,663.56	0.00	0.00	0.00	2,663.56	266.44
<b>Virgin Money UK PLC - Cdl 1:1 Foreign Exempt Lee (ASX:VUK)</b>												
8/02/2016	270.00	993.60	1,082.70	(89.10)	0.00	0.00	1,082.70	0.00	0.00	0.00	1,082.70	89.10
270.00	993.60	1,082.70	(89.10)	0.00	0.00	0.00	1,082.70	0.00	0.00	0.00	1,082.70	89.10
<b>Wesfarmers Limited (ASX:WES)</b>												
7/04/2014	983.00	58,095.30	28,762.58	29,332.72	0.00	0.00	28,762.58	0.00	0.00	0.00	28,762.58	29,332.72
983.00	58,095.30	28,762.58	29,332.72	0.00	0.00	0.00	28,762.58	0.00	0.00	0.00	28,762.58	29,332.72
<b>Westpac Banking Corporation (ASX:WBC)</b>												
20/03/2014	1,000.00	25,810.00	33,606.44	(7,796.44)	0.00	0.00	33,606.44	0.00	0.00	0.00	33,606.44	7,796.44
5/1/2015	43.00	1,109.83	1,086.34	13.49	0.00	0.00	1,086.34	0.00	0.00	0.00	1,086.34	13.49
1,043.00	26,919.83	34,702.78	(7,782.95)	0.00	0.00	0.00	34,702.78	0.00	0.00	0.00	34,702.78	7,796.44
<b>Woolworths Limited (ASX:WOW)</b>												
7/04/2014	1,000.00	38,130.00	35,764.05	2,365.95	0.00	0.00	35,764.05	0.00	0.00	0.00	35,764.05	2,365.95
1,000.00	38,130.00	35,764.05	2,365.95	0.00	0.00	0.00	35,764.05	0.00	0.00	0.00	35,764.05	2,365.95
<b>Listed Securities MarketTotal</b>												
		1,121,644.10	814,218.79	307,425.31	0.00	7,166.09	807,050.70	0.00	0.00	0.00	807,050.70	220.05
<b>Property Direct Market</b>												
<b>22 Hanna Street Cowra</b>												
31/12/2020	Split System Air Conditioner	485,000.00	3,613.25	481,386.75	0.00	0.00	3,613.25	0.00	0.00	0.00	3,613.25	0.00
		485,000.00	3,613.25	481,386.75	0.00	0.00	3,613.25	0.00	0.00	0.00	3,613.25	0.00

**MJ & PJ Flannery Super Fund**  
**Unrealised Capital Gains as at 30 June 2021**

Quantity /Description	Accounting Treatment			Taxation Treatment								
	Market Value	Original Cost	Accounting Gain/(Loss)	Tax Free	Tax Deferred	AMIT	Amount	Indexation	Discountable	Other	Deferred	Capital Loss
<b>Property Direct Market</b>												
96 Brisbane Street, Cowra												
26/07/2018	268,504.05	1,448.05	267,056.00	0.00	0.00	0.00	1,448.05					
25/04/2019	81,495.95	439.51	81,056.44	0.00	0.00	0.00	439.51					
	350,000.00	1,887.56	348,112.44	0.00	0.00	0.00	1,887.56					
<b>Property Direct Market Total</b>												
	835,000.00	5,500.81	829,499.19	0.00	0.00	0.00	5,500.81					

**MJ & PJ Flannery Super Fund**  
**Unrealised Capital Gains as at 30 June 2021**

**Capital Gains Tax Return Summary**

	Indexation	Discount	Other	Deferred	Total Capital Gains	Capital Losses
<b>Current Year Capital Gains</b>						
Shares & Units - Listed Shares	0.00	361,234.00	220.00	0.00	361,454.00	66,054.00
Shares & Units - Other Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Listed Trusts	0.00	19,193.00	0.00	0.00	19,193.00	0.00
Shares & Units - Other Units	0.00	0.00	0.00	0.00	0.00	0.00
Australian Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Other Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Collectables	0.00	0.00	0.00	0.00	0.00	0.00
Other CGT Assets & Other CGT Events	0.00	0.00	0.00	0.00	0.00	0.00
Distributed Capital Gains from Trusts	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	380,427.00	220.00	0.00	380,647.00	66,054.00

**Capital Losses Applied**

Current Year	0.00	65,834.00	220.00	0.00	66,054.00
Prior Years	0.00	17,757.00	0.00	0.00	17,757.00
<b>Net Capital Gains</b>	0.00	83,591.00	220.00	0.00	83,811.00
Net Gain after applying losses	0.00	296,836.00	0.00	0.00	296,836.00
Discount applicable		98,945.00			
Net Gain after applying discount	0.00	197,891.00	0.00	0.00	197,891.00

**Gains/Losses on Custom Holding Accounts**

Account Name	Book Cost	Value	Gain/(Loss)	Tax Rate %	Tax Effect
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**Custom Holding Accounts Totals**

**MJ & PJ Flannery Super Fund**

**Tax Accounting Reconciliation**

For the period 1 July 2020 to 30 June 2021

<b>Operating Statement Profit vs. Provision for Income Tax</b>	<b>2021</b>
	<b>\$</b>
<b>Benefits Accrued as a Result of Operations before Income Tax</b>	<b>429,382.84</b>
<b>ADD:</b>	
Pension Non-deductible Expenses	19,833.77
Pensions Paid	58,480.00
<b>LESS:</b>	
Increase in Market Value	407,516.38
Pension Exempt Income	71,478.00
Non-Taxable Income	2,049.10
Rounding	0.13
<b>Taxable Income or Loss</b>	<b>26,653.00</b>

	<b>Income Amount</b>	<b>Tax Amount</b>
Gross Tax @ 15% for Concessional Income	26,653.00	3,997.95
Gross Tax @ 45% for Net Non-Arm's Length Income	0.00	0.00
No-TFN Quoted Contributions @ 32%	0.00	0.00
Change in Carried Forward Losses	0.00	0.00
<b>Provision for Income Tax</b>		<b>3,997.95</b>

**Provision for Income Tax vs. Income Tax Expense**

<b>Provision for Income Tax</b>	<b>3,997.95</b>
<b>Income Tax Expense</b>	<b>3,997.95</b>

**Provision for Income Tax vs. Income Tax Payable**

<b>Provision for Income Tax</b>	<b>3,997.95</b>
<b>LESS:</b>	
Franking Credits	6,509.00
<b>Income Tax Payable (Receivable)</b>	<b>(2,511.05)</b>

**Exempt Current Pension Income Settings**

Pension Exempt % (Actuarial)	95.3780%
Pension Exempt % (Expenses)	71.5201%
Assets Segregated For Pensions	No

**Compilation Report to the Trustees and Members of  
MJ & PJ Flannery Super Fund**

**ABN 15 510 962 915  
For the period 1 July 2020 to 30 June 2021**

On the basis of the information provided by the Trustees of MJ & PJ Flannery Super Fund, we have compiled the accompanying special purpose financial statements of MJ & PJ Flannery Super Fund for the period ended 30 June 2021, which comprise the Statement of Financial Position, Operating Statement, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

**The Responsibility of Trustees**

The Trustees of MJ & PJ Flannery Super Fund are solely responsible for the information contained in the special purpose financial statements. The reliability, accuracy and completeness of the information and for the determination that the financial reporting framework / basis of accounting used is appropriate to meet the needs of the members and for the purpose that the financial statements were prepared.

**Our Responsibility**

On the basis of information provided by the Trustees of MJ & PJ Flannery Super Fund, we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework/basis of accounting as described in Note 1 to the financial statements and **APES 315: *Compilation of Financial Information***.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework / basis of accounting described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of **APES 110 *Code of Ethics for Professional Accountants***.

**Assurance Disclaimer**

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion<sup>1</sup> on these financial statements

The special purpose financial statements were compiled exclusively for the benefit of the Trustees of the fund who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Signature of Accountant

Dated: 2 March 2022

.....  
**Name of Signatory:** Mr Matthew Pullen

**Address:** 18 Redfern Street  
Cowra, NSW 2794

<sup>1</sup> Refer to AUASB Standards for the issuance of audit opinions and review conclusions

# Self-managed superannuation fund annual return 2021

## Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2021* (NAT 71287).

**!** The *Self-managed superannuation fund annual return instructions 2021* (NAT 71606) (the instructions) can assist you to complete this annual return.

**-** The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via [ABR.gov.au](http://ABR.gov.au) or complete the Change of details for superannuation entities form (NAT 3036).

## To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S	M	I	T	H		S	T				
---	---	---	---	---	--	---	---	--	--	--	--

- Place **X** in ALL applicable boxes.

**>** Postal address for annual returns:

**Australian Taxation Office**  
**GPO Box 9845**  
**[insert the name and postcode of your capital city]**

## Section A: Fund information

**1 Tax file number (TFN)**

**>** To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

**!** The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

**2 Name of self-managed superannuation fund (SMSF)**

**3 Australian business number (ABN)** (if applicable)

**4 Current postal address**

Suburb/town

State/territory

Postcode

**5 Annual return status**

Is this an amendment to the SMSF's 2021 return?

**A** No  Yes

Is this the first required return for a newly registered SMSF?

**B** No  Yes



Fund's tax file number (TFN) 955080973

6 SMSF auditor

Auditor's name

Title: MR

Family name

Boys

First given name

Other given names

Tony

SMSF Auditor Number

Auditor's phone number

100014140

04

10712708

Postal address

PO Box 3376

Suburb/town

State/territory

Postcode

Rundle Mall

SA

5000

Date audit was completed A Day Month Year

Was Part A of the audit report qualified? B No [X] Yes [ ]

Was Part B of the audit report qualified? C No [X] Yes [ ]

If Part B of the audit report was qualified, have the reported issues been rectified? D No [ ] Yes [ ]

7 Electronic funds transfer (EFT)

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number 067167

Fund account number 16892220

Fund account name

MJ & PJ Flannery Super Fund

I would like my tax refunds made to this account. [X] Go to C.

B Financial institution account details for tax refunds

This account is used for tax refunds. You can provide a tax agent account here.

BSB number

Account number

Account name

C Electronic service address alias

Provide the electronic service address alias (ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAAlias). See instructions for more information.

smsfdataflow

Fund's tax file number (TFN)

**8 Status of SMSF** Australian superannuation fund **A** No  Yes  Fund benefit structure **B**  **A** Code

Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No  Yes

**9 Was the fund wound up during the income year?**

No  Yes  If yes, provide the date on which the fund was wound up  Have all tax lodgment and payment obligations been met? No  Yes

**10 Exempt current pension income**

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No  Go to Section B: Income.

Yes  Exempt current pension income amount **A** \$

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B**

Unsegregated assets method **C**  Was an actuarial certificate obtained? **D** Yes

Did the fund have any other income that was assessable?

**E** Yes  Go to Section B: Income.

No  Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

## Section B: Income

**Do not complete this section** if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

### 11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No  Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2021*.

Have you applied an exemption or rollover? **M** No  Yes  Code

Net capital gain **A** \$ 0 -00

Gross rent and other leasing and hiring income **B** \$ 45632 -00

Gross interest **C** \$ 0 -00

Forestry managed investment scheme income **X** \$ 0 -00

Gross foreign income	<b>D1</b> \$ <span style="border: 1px solid black; padding: 2px;">19</span> -00	Net foreign income	<b>D</b> \$ <span style="border: 1px solid black; padding: 2px;">19</span> -00	Loss <input type="checkbox"/>
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Australian franking credits from a New Zealand company **E** \$ 0 -00

Transfers from foreign funds **F** \$ 0 -00 Number

Gross payments where ABN not quoted **H** \$  -00

Gross distribution from partnerships **I** \$  -00 Loss

\*Unfranked dividend amount **J** \$ 7401 -00

\*Franked dividend amount **K** \$ 14732 -00

\*Dividend franking credit **L** \$ 6314 -00

\*Gross trust distributions **M** \$ 844 -00 Code

**Calculation of assessable contributions**

Assessable employer contributions **R1** \$ 0 -00

plus Assessable personal contributions **R2** \$ 25000 -00

plus \*\*No-TFN-quoted contributions **R3** \$ 0 -00  
(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST **R6** \$  -00

**Assessable contributions (R1 plus R2 plus R3 less R6)** **R** \$ 25000 -00

**Calculation of non-arm's length income**

\*Net non-arm's length private company dividends **U1** \$ 0 -00

plus \*Net non-arm's length trust distributions **U2** \$ 0 -00

plus \*Net other non-arm's length income **U3** \$ 0 -00

\*Other income **S** \$ 0 -00 Code

\*Assessable income due to changed tax status of fund **T** \$ 0 -00

**Net non-arm's length income (subject to 45% tax rate) (U1 plus U2 plus U3)** **U** \$ 0 -00

#This is a mandatory label.

\*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

**GROSS INCOME (Sum of labels A to U)** **W** \$ 99942 -00 Loss

Exempt current pension income **Y** \$ 71478 -00

**TOTAL ASSESSABLE INCOME (W less Y)** **V** \$ 28464 -00 Loss

Fund's tax file number (TFN) **Section C: Deductions and non-deductible expenses****12 Deductions and non-deductible expenses**

- Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

	DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	<b>A1</b>	\$ <input type="text" value="0"/> -00	<b>A2</b>	\$ <input type="text" value="0"/> -00
Interest expenses overseas	<b>B1</b>	\$ <input type="text" value="0"/> -00	<b>B2</b>	\$ <input type="text" value="0"/> -00
Capital works expenditure	<b>D1</b>	\$ <input type="text" value="0"/> -00	<b>D2</b>	\$ <input type="text" value="0"/> -00
Decline in value of depreciating assets	<b>E1</b>	\$ <input type="text" value="48"/> -00	<b>E2</b>	\$ <input type="text" value="1006"/> -00
Insurance premiums – members	<b>F1</b>	\$ <input type="text" value="0"/> -00	<b>F2</b>	\$ <input type="text" value="0"/> -00
SMSF auditor fee	<b>H1</b>	\$ <input type="text" value="109"/> -00	<b>H2</b>	\$ <input type="text" value="275"/> -00
Investment expenses	<b>I1</b>	\$ <input type="text" value="830"/> -00	<b>I2</b>	\$ <input type="text" value="17131"/> -00
Management and administration expenses	<b>J1</b>	\$ <input type="text" value="526"/> -00	<b>J2</b>	\$ <input type="text" value="1321"/> -00
Forestry managed investment scheme expense	<b>U1</b>	\$ <input type="text" value="0"/> -00	<b>U2</b>	\$ <input type="text" value="0"/> -00
Other amounts	<b>L1</b>	\$ <input type="text" value="298"/> -00	<b>L2</b>	\$ <input type="text" value="98"/> -00
Tax losses deducted	<b>M1</b>	\$ <input type="text" value="0"/> -00		

Code

Code

**TOTAL DEDUCTIONS****N** \$ -00(Total **A1** to **M1**)**TOTAL NON-DEDUCTIBLE EXPENSES****Y** \$ -00(Total **A2** to **L2**)**\*TAXABLE INCOME OR LOSS****O** \$ -00**(TOTAL ASSESSABLE INCOME less  
TOTAL DEDUCTIONS)**

Loss

**TOTAL SMSF EXPENSES****Z** \$ -00**(N plus Y)**

\*This is a mandatory label.

### Section D: Income tax calculation statement

**\*Important:**

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

#### 13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2021* on how to complete the calculation statement.

\*Taxable income **A** \$  (an amount must be included even if it is zero)

\*Tax on taxable income **T1** \$  (an amount must be included even if it is zero)

\*Tax on no-TFN-quoted contributions **J** \$  (an amount must be included even if it is zero)

Gross tax **B** \$  (T1 plus J)

Foreign income tax offset **C1** \$

Rebates and tax offsets **C2** \$

Non-refundable non-carry forward tax offsets **C** \$  (C1 plus C2)

SUBTOTAL 1 **T2** \$  (B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset **D1** \$

Early stage venture capital limited partnership tax offset carried forward from previous year **D2** \$

Early stage investor tax offset **D3** \$

Early stage investor tax offset carried forward from previous year **D4** \$

Non-refundable carry forward tax offsets **D** \$  (D1 plus D2 plus D3 plus D4)

SUBTOTAL 2 **T3** \$  (T2 less D – cannot be less than zero)

Complying fund's franking credits tax offset **E1** \$

No-TFN tax offset **E2** \$

National rental affordability scheme tax offset **E3** \$

Exploration credit tax offset **E4** \$

Refundable tax offsets **E** \$  (E1 plus E2 plus E3 plus E4)

\*TAX PAYABLE **T5** \$  (T3 less E – cannot be less than zero)

Section 102AAM interest charge **G** \$

Fund's tax file number (TFN) 955080973

Credit for interest on early payments – amount of interest  
**H1 \$**

Credit for tax withheld – foreign resident withholding (excluding capital gains)  
**H2 \$**

Credit for tax withheld – where ABN or TFN not quoted (non-individual)  
**H3 \$**

Credit for TFN amounts withheld from payments from closely held trusts  
**H5 \$**

Credit for interest on no-TFN tax offset  
**H6 \$**

Credit for foreign resident capital gains withholding amounts  
**H8 \$**

**Eligible credits**  
**H \$**   
*(H1 plus H2 plus H3 plus H5 plus H6 plus H8)*

**\*Tax offset refunds**  
 (Remainder of refundable tax offsets) **I \$**   
*(unused amount from label E – an amount must be included even if it is zero)*

**PAYG instalments raised**  
**K \$**

**Supervisory levy**  
**L \$**

**Supervisory levy adjustment for wound up funds**  
**M \$**

**Supervisory levy adjustment for new funds**  
**N \$**

**AMOUNT DUE OR REFUNDABLE**  
 A positive amount at **S** is what you owe, while a negative amount is refundable to you.  
**S \$**   
*(T5 plus G less H less I less K plus L less M plus N)*

\*This is a mandatory label.

### Section E: Losses

#### 14 Losses

**i** If total loss is greater than \$100,000, complete and attach a *Losses schedule 2021*.

Tax losses carried forward to later income years **U \$**  **-00**

Net capital losses carried forward to later income years **V \$**  **-00**

Fund's tax file number (TFN) 955080973

Section F: Member information

MEMBER 1

Title: MR

Family name Flannery

First given name Michael

Other given names

Member's TFN See the Privacy note in the Declaration. 260354257

Date of birth 15/10/1953

Contributions

OPENING ACCOUNT BALANCE \$ 649766.08

Refer to instructions for completing these labels.

Employer contributions

A \$ 0

ABN of principal employer

A1

Personal contributions

B \$ 0

CGT small business retirement exemption

C \$ 0

CGT small business 15-year exemption amount

D \$ 0

Personal injury election

E \$ 0

Spouse and child contributions

F \$ 0

Other third party contributions

G \$ 0

Proceeds from primary residence disposal

H \$ 0

Receipt date

H1

Assessable foreign superannuation fund amount

I \$ 0

Non-assessable foreign superannuation fund amount

J \$ 0

Transfer from reserve: assessable amount

K \$ 0

Transfer from reserve: non-assessable amount

L \$ 0

Contributions from non-complying funds and previously non-complying funds

T \$ 0

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$ 0

TOTAL CONTRIBUTIONS N \$ 0

(Sum of labels A to M)

Other transactions

Allocated earnings or losses

O \$ 185161.34

Loss

Accumulation phase account balance

S1 \$ 65917.49

Inward rollovers and transfers

P \$ 0

Retirement phase account balance - Non CDBIS

S2 \$ 749009.93

Outward rollovers and transfers

Q \$ 0

Retirement phase account balance - CDBIS

S3 \$ 0

Lump Sum payments

R1 \$

Income stream payments

R2 \$ 20000

Code

Code

0 TRIS Count

CLOSING ACCOUNT BALANCE S \$ 814927.42

(S1 plus S2 plus S3)

Accumulation phase value X1 \$

Retirement phase value X2 \$

Outstanding limited recourse borrowing arrangement amount Y \$

Fund's tax file number (TFN) 955080973

MEMBER 2

Title: DR

Family name

Flannery

First given name

Prudence

Other given names

Joynton

Member's TFN

See the Privacy note in the Declaration. 125614406

Date of birth 12/08/1953

Contributions

OPENING ACCOUNT BALANCE \$ 961282.76

Refer to instructions for completing these labels.

Employer contributions

A \$ 0

ABN of principal employer

A1

Personal contributions

B \$ 25000

CGT small business retirement exemption

C \$ 0

CGT small business 15-year exemption amount

D \$ 0

Personal injury election

E \$ 0

Spouse and child contributions

F \$ 0

Other third party contributions

G \$ 0

Proceeds from primary residence disposal

H \$ 0

Receipt date

H1

Assessable foreign superannuation fund amount

I \$ 0

Non-assessable foreign superannuation fund amount

J \$ 0

Transfer from reserve: assessable amount

K \$ 0

Transfer from reserve: non-assessable amount

L \$ 0

Contributions from non-complying funds and previously non-complying funds

T \$ 0

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$ 0

TOTAL CONTRIBUTIONS N \$ 25000

(Sum of labels A to M)

Other transactions

Allocated earnings or losses

O \$ 273703.55

Inward rollovers and transfers

P \$ 0

Outward rollovers and transfers

Q \$ 0

Lump Sum payments

R1 \$

Income stream payments

R2 \$ 38480

Loss

Code

Code

M

Accumulation phase account balance S1 \$ 49895.79
Retirement phase account balance - Non CDBIS S2 \$ 1171610.52
Retirement phase account balance - CDBIS S3 \$ 0

0 TRIS Count

CLOSING ACCOUNT BALANCE S \$ 1221506.31

(S1 plus S2 plus S3)

Accumulation phase value X1 \$

Retirement phase value X2 \$

Outstanding limited recourse borrowing arrangement amount Y \$



Section H: **Assets and liabilities****15 ASSETS****15a Australian managed investments**Listed trusts **A** \$ 47463 -00Unlisted trusts **B** \$ 0 -00Insurance policy **C** \$ 0 -00Other managed investments **D** \$ 0 -00**15b Australian direct investments**Cash and term deposits **E** \$ 74481 -00Debt securities **F** \$ 0 -00Loans **G** \$ 0 -00Listed shares **H** \$ 1074180 -00Unlisted shares **I** \$ 0 -00Limited recourse borrowing arrangements **J** \$ 0 -00Non-residential real property **K** \$ 350000 -00Residential real property **L** \$ 485000 -00Collectables and personal use assets **M** \$ 0 -00Other assets **O** \$ 5309 -00**Limited recourse borrowing arrangements**

Australian residential real property

**J1** \$ 0 -00

Australian non-residential real property

**J2** \$ 0 -00

Overseas real property

**J3** \$ 0 -00

Australian shares

**J4** \$ 0 -00

Overseas shares

**J5** \$ 0 -00

Other

**J6** \$ 0 -00

Property count

**J7** 0**15c Other investments**Crypto-Currency **N** \$ 0 -00**15d Overseas direct investments**Overseas shares **P** \$ 0 -00Overseas non-residential real property **Q** \$ 0 -00Overseas residential real property **R** \$ 0 -00Overseas managed investments **S** \$ 0 -00Other overseas assets **T** \$ 0 -00**TOTAL AUSTRALIAN AND OVERSEAS ASSETS U** \$ 2036433 -00(Sum of labels **A** to **T**)**15e In-house assets**

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?

**A** No Yes 

\$ 0 -00

Fund's tax file number (TFN) 955080973

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? A No [ ] Yes [ ]

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? B No [ ] Yes [ ]

16 LIABILITIES

Table of liabilities including Borrowings for limited recourse borrowing arrangements (V1), Permissible temporary borrowings (V2), Other borrowings (V3), Total member closing account balances (W), Reserve accounts (X), Other liabilities (Y), and TOTAL LIABILITIES (Z).

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains H \$ [ ] -00

Total TOFA losses I \$ [ ] -00

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit income year specified of the election (for example, for the 2020-21 income year, write 2021). A [ ]

If revoking or varying a family trust election, print R for revoke or print V for variation, and complete and attach the Family trust election, revocation or variation 2021. B [ ]

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an Interposed entity election or revocation 2021 for each election. C [ ]

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2021. D [ ]

Fund's tax file number (TFN) 955080973

**Section K: Declarations**

Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

**Important**

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

**Privacy**

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to [ato.gov.au/privacy](http://ato.gov.au/privacy)

**TRUSTEE'S OR DIRECTOR'S DECLARATION:**

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date  Day  Month  Year

**Preferred trustee or director contact details:**

Title: MR

Family name

Flannery

First given name

Michael

Other given names

Phone number

02

63411511

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return  Hrs

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

**TAX AGENT'S DECLARATION:**

I declare that the *Self-managed superannuation fund annual return 2021* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date  Day  Month  Year

**Tax agent's contact details**

Title: MR

Family name

Pullen

First given name

Matthew

Other given names

Tax agent's practice

Balance Accountants &amp; Advisers

Tax agent's phone number

02 63423524

Reference number

FLANMP

Tax agent number

28120008

# Financial Year Summary

CommSec

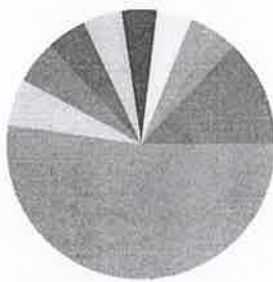


1 JULY 2020 - 30 JUNE 2021

Portfolio Valuation	Account Number	Account Name	Value as at 30 June 2021
Shares	2535845	MR MICHAEL JOHN FLANNERY + DR PRUDENCE JOYNSON FLANNERY <MJ & PJ FLANNERY SUPER A/C>	\$1,121,644.10
CDIA	16892220	MR MICHAEL JOHN FLANNERY + DR PRUDENCE JOYNSON FLANNERY <MJ & PJ FLANNERY SUPER A/C>	\$74,481.06
<b>TOTAL PORTFOLIO VALUE</b>			<b>\$1,196,125.16</b>

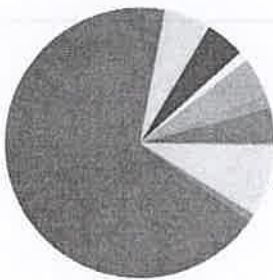
## Allocation as at 30 June 2021

### Shares in your portfolio



- MQG (52.30%)
- RHC (5.61%)
- WES (5.18%)
- AIA (4.83%)
- CBA (4.65%)
- BHP (4.33%)
- APA (4.23%)
- WOW (3.40%)
- NAB (2.52%)
- All Others (12.95%)

### Sectors in your portfolio



- Consumer Disc. (0.29%)
- Consumer Staples (8.58%)
- Energy (1.02%)
- Financials (68.05%)
- Health Care (5.61%)
- Industrials (4.83%)
- Information Tech. (1.09%)
- Materials (4.59%)
- Other (1.71%)
- Utilities (4.23%)

## Estimated Interest & Dividends

## 2020-2021 Financial Year

Est. Franked Dividends	\$15,187.58
Est. Unfranked Dividends	\$9,685.64
Est. Franking Credits	\$6,508.95
Est. Interest Received from Interest Rate Securities	\$0.00
<b>TOTAL INCOME</b>	<b>\$24,873.22</b>

## Fees & Charges

## 2020-2021 Financial Year

Total Brokerage (inc. GST)	\$29.95
Total Subscriptions (inc. GST)	\$0.00
Other Fees (inc. GST)	\$0.00
<b>TOTAL FEES &amp; CHARGES</b>	<b>\$29.95</b>

# Portfolio Valuation

30 JUNE 2021

CommSec



SHARES - 2535845 - HIN 65804298

MR MICHAEL JOHN FLANNERY + DR PRUDENCE JOYNSON FLANNERY <MJ & PJ FLANNERY SUPER A/C>

Portfolio	Units	Unit Price	Portfolio Value	% of Portfolio
AIA - AUCKLAND INTERNATIONAL FPO NZX (ORDINARY FULLY PAID FOREIGN EXEMPT NZX)	8,007 ✓	\$6.7600	\$54,127.32	4.53%
ANZ - ANZ BANKING GRP LTD FPO (ORDINARY FULLY PAID)	1,000 ✓	\$28.1500	\$28,150.00	2.35%
APA - APA GROUP STAPLED (FULLY PAID UNITS STAPLED SECURITIES)	5,333 ✓	\$8.9000	\$47,463.70	3.97%
BHP - BHP GROUP LIMITED FPO (ORDINARY FULLY PAID)	1,000 /	\$48.5700	\$48,570.00	4.06%
BRN - BRAINCHIP LTD FPO (ORDINARY FULLY PAID)	25,000 ✓	\$0.4900	\$12,250.00	1.02%
CBA - COMMONWEALTH BANK. FPO (ORDINARY FULLY PAID)	522 ✓	\$99.8700	\$52,132.14	4.36%
COL - COLES GROUP FPO (ORDINARY FULLY PAID)	983 ✓	\$17.0900	\$16,799.47	1.40%
IAG - INSURANCE AUSTRALIA FPO (ORDINARY FULLY PAID)	3,904 ✓	\$5.1600	\$20,144.64	1.68%
MPL - MEDIBANK PRIVATE LTD FPO (ORDINARY FULLY PAID)	4,550 ✓	\$3.1600	\$14,378.00	1.20%
MQG - MACQUARIE GROUP LTD FPO (ORDINARY FULLY PAID)	3,750 /	\$156.4300	\$586,612.50	49.04%
NAB - NATIONAL AUST. BANK FPO (ORDINARY FULLY PAID)	1,080 ✓	\$26.2200	\$28,317.60	2.37%
NXE - NEW ENERGY MINERALS FPO (ORDINARY FULLY PAID)	50,000 ✓	\$0.0270	\$1,350.00	0.11%
OFX - OFX GROUP LTD FPO (ORDINARY FULLY PAID)	5,000 ✓	\$1.3350	\$6,675.00	0.56%
OSH - OIL SEARCH LTD FPO 10T (10 TOEA ORDINARY FULLY PAID)	3,000 ✓	\$3.8100	\$11,430.00	0.96%
PRT - PRIME MEDIA GRP LTD FPO (ORDINARY FULLY PAID)	15,000 ✓	\$0.2150	\$3,225.00	0.27%
RHC - RAMSAY HEALTH CARE FPO (ORDINARY FULLY PAID)	1,000 ✓	\$62.9500	\$62,950.00	5.26%
S32 - SOUTH32 LIMITED FPO (ORDINARY FULLY PAID)	1,000 ✓	\$2.9300	\$2,930.00	0.24%
VUK - VIRGIN MONEY UK PLC CDI 1:1 (CDI 1:1 FOREIGN EXEMPT LSE)	270 ✓	\$3.6800	\$993.60	0.08%
WBC - WESTPAC BANKING CORP FPO (ORDINARY FULLY PAID)	1,043 /	\$25.8100	\$26,919.83	2.25%
WES - WESFARMERS LIMITED FPO (ORDINARY FULLY PAID)	983 /	\$59.1000	\$58,095.30	4.86%
WOW - WOOLWORTHS GROUP LTD FPO (ORDINARY FULLY PAID)	1,000 /	\$38.1300	\$38,130.00	3.19%
		<b>Sub Total</b>	<b>\$1,121,644.10</b>	<b>93.77%</b>
<b>Cash Accounts</b>			<b>Portfolio Value</b>	<b>% of Portfolio</b>
CDIA - 06716716892220			\$74,481.06	6.23%
			<b>TOTAL</b>	<b>\$1,196,125.16</b>
				<b>100.00%</b>

# Interest & Estimated Dividend Summary

1 JULY 2020 - 30 JUNE 2021

CommSec



SHARES - 2535845 - HIN 65804298

MR MICHAEL JOHN FLANNERY + DR PRUDENCE JOYNSON FLANNERY <MJ & PJ FLANNERY SUPER A/C>

## ESTIMATED DIVIDEND SUMMARY

### ANZ - ANZ BANKING GRP LTD FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
09-Nov-2020	16-Dec-2020	Final	\$0.3500	1,000	\$0.00	\$350.00	\$350.00	\$150.00
24-Aug-2020	30-Sep-2020	Interim	\$0.2500	1,000	\$0.00	\$250.00	\$250.00	\$107.14
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$600.00</b>	<b>\$600.00</b>	<b>\$257.14</b>

### APA - APA GROUP STAPLED (FULLY PAID UNITS STAPLED SECURITIES)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
30-Dec-2020	17-Mar-2021	Interim	\$0.2400	5,333	\$1,279.92	\$0.00	\$1,279.92	\$0.00
29-Jun-2020	16-Sep-2020	Final	\$0.2700	5,333	\$985.01	\$454.90	\$1,439.91	\$194.96
<b>Sub Total</b>					<b>\$2,264.93</b>	<b>\$454.90</b>	<b>\$2,719.83</b>	<b>\$194.96</b>

### BHP - BHP GROUP LIMITED FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
04-Mar-2021	23-Mar-2021	Interim	\$1.3113	1,000	\$0.00	\$1,311.35	\$1,311.35	\$562.01
03-Sep-2020	22-Sep-2020	Final	\$0.7546	1,000	\$0.00	\$754.56	\$754.56	\$323.38
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$2,065.91</b>	<b>\$2,065.91</b>	<b>\$885.39</b>

### CBA - COMMONWEALTH BANK. FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
16-Feb-2021	30-Mar-2021	Interim	\$1.5000	522	\$0.00	\$783.00	\$783.00	\$335.57
19-Aug-2020	30-Sep-2020	Final	\$0.9800	522	\$0.00	\$511.56	\$511.56	\$219.24
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$1,294.56</b>	<b>\$1,294.56</b>	<b>\$554.81</b>

### COL - COLES GROUP FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
26-Feb-2021	26-Mar-2021	Interim	\$0.3300	983	\$0.00	\$324.39	\$324.39	\$139.02
27-Aug-2020	29-Sep-2020	Final	\$0.2750	983	\$0.00	\$270.33	\$270.33	\$115.85
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$594.72</b>	<b>\$594.72</b>	<b>\$254.87</b>

### IAG - INSURANCE AUSTRALIA FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
16-Feb-2021	30-Mar-2021	Interim	\$0.0700	3,904	\$273.28	\$0.00	\$273.28	\$0.00
<b>Sub Total</b>					<b>\$273.28</b>	<b>\$0.00</b>	<b>\$273.28</b>	<b>\$0.00</b>

# Interest & Estimated Dividend Summary



1 JULY 2020 - 30 JUNE 2021

## MPL - MEDIBANK PRIVATE LTD FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
03-Mar-2021	25-Mar-2021	Interim	\$0.0580	4,550	\$0.00	\$263.90	\$263.90	\$113.10
02-Sep-2020	24-Sep-2020	Final	\$0.0630	4,550	\$0.00	\$286.65	\$286.65	\$122.85
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$550.55</b>	<b>\$550.55</b>	<b>\$235.95</b>

## MQG - MACQUARIE GROUP LTD FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
16-Nov-2020	22-Dec-2020	Interim	\$1.3500	3,750	\$3,037.50	\$2,025.00	\$5,062.50	\$867.86
18-May-2020	03-Jul-2020	Final	\$1.8000	3,750	\$4,050.00	\$2,700.00	\$6,750.00	\$1,157.14
<b>Sub Total</b>					<b>\$7,087.50</b>	<b>\$4,725.00</b>	<b>\$11,812.50</b>	<b>\$2,025.00</b>

## NAB - NATIONAL AUST. BANK FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
12-Nov-2020	10-Dec-2020	Final	\$0.3000	1,080	\$0.00	\$324.00	\$324.00	\$138.86
01-May-2020	03-Jul-2020	Interim	\$0.3000	1,080	\$0.00	\$324.00	\$324.00	\$138.86
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$648.00</b>	<b>\$648.00</b>	<b>\$277.72</b>

## OFX - OFX GROUP LTD FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
25-Nov-2020	11-Dec-2020	Interim	\$0.0081	5,000	\$40.50	\$0.00	\$40.50	\$0.00
<b>Sub Total</b>					<b>\$40.50</b>	<b>\$0.00</b>	<b>\$40.50</b>	<b>\$0.00</b>

## OSH - OIL SEARCH LTD FPO 10T (10 TOEA ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
02-Mar-2021	25-Mar-2021	Final	\$0.0065	3,000	\$19.43	\$0.00	\$19.43	\$0.00
<b>Sub Total</b>					<b>\$19.43</b>	<b>\$0.00</b>	<b>\$19.43</b>	<b>\$0.00</b>

## RHC - RAMSAY HEALTH CARE FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
08-Mar-2021	31-Mar-2021	Interim	\$0.4850	1,000	\$0.00	\$485.00	\$485.00	\$207.86
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$485.00</b>	<b>\$485.00</b>	<b>\$207.86</b>

## S32 - SOUTH32 LIMITED FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
11-Mar-2021	08-Apr-2021	Interim	\$0.0181	1,000	\$0.00	\$18.09	\$18.09	\$7.75
10-Sep-2020	08-Oct-2020	Final	\$0.0137	1,000	\$0.00	\$13.69	\$13.69	\$5.87
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$31.78</b>	<b>\$31.78</b>	<b>\$13.62</b>

# Interest & Estimated Dividend Summary



1 JULY 2020 - 30 JUNE 2021

## WBC - WESTPAC BANKING CORP FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
13-May-2021	25-Jun-2021	Interim	\$0.5800	1,043	\$0.00	\$604.94	\$604.94	\$259.26
11-Nov-2020	18-Dec-2020	Final	\$0.3100	1,043	\$0.00	\$323.33	\$323.33	\$138.57
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$928.27</b>	<b>\$928.27</b>	<b>\$397.83</b> ✓

## WES - WESFARMERS LIMITED FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
23-Feb-2021	31-Mar-2021	Interim	\$0.8800	983	\$0.00	\$865.04	\$865.04	\$370.73
25-Aug-2020	01-Oct-2020	Final	\$0.9500	983	\$0.00	\$933.85	\$933.85	\$400.22
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$1,798.89</b>	<b>\$1,798.89</b>	<b>\$770.95</b> ✓

## WOW - WOOLWORTHS GROUP LTD FPO (ORDINARY FULLY PAID)

Ex-div date	Payment Date	Type	Dividend per share	Units	Est. Unfranked Amount	Est. Franked Amount	Est. Total Dividend	Est. Franking Credit
04-Mar-2021	14-Apr-2021	Interim	\$0.5300	1,000	\$0.00	\$530.00	\$530.00	\$227.14
01-Sep-2020	06-Oct-2020	Final	\$0.4800	1,000	\$0.00	\$480.00	\$480.00	\$205.71
<b>Sub Total</b>					<b>\$0.00</b>	<b>\$1,010.00</b>	<b>\$1,010.00</b>	<b>\$432.85</b> ✓
<b>TOTAL</b>					<b>\$9,685.64</b>	<b>\$15,187.58</b>	<b>\$24,873.22</b>	<b>\$6,508.95</b>

## ESTIMATED INTEREST RECEIVED

There are no transactions on this account.

<b>TOTAL</b>	<b>\$0.00</b>
--------------	---------------

## INTEREST INCOME SUMMARY

Account	Interest
CDIA - 16892220	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>



MR MICHAEL JOHN FLANNERY + DR PRUDENCE J  
OYNSON FLANNERY - MJ & PJ FLANNERY SUPE R A -  
C -  
880 DARBYS FALLS RD  
COWRA NSW Australia 2794

26 February 2022

Dear MR MICHAEL JOHN FLANNERY + DR PRUDENCE J OYNSON FLANNERY - MJ & PJ FLANNERY  
SUPE R A - C -,

Here's your account information and a list of transactions from 01/07/20-30/06/21.

**Account name** MR MICHAEL JOHN FLANNERY + DR PRUDENCE J OYNSON FLANNERY - MJ  
& PJ FLANNERY SUPE R A - C -  
**BSB** 067167  
**Account number** 16892220  
**Account type** CDIA  
**Date opened** 26/02/2014

Date	Transaction details	Amount	Balance
02 Jul 2020	COWRA SHIRE RATES NetBank BPAY 96776 42590 Brisbane St rates	-\$696.00	\$67,699.10
02 Jul 2020	COWRA SHIRE RATES NetBank BPAY 96776 54336 Hanna St rates	-\$456.00	\$67,243.10
03 Jul 2020	Direct Credit 002473 NAB INTERIM DIV DV211/01113374	\$324.00	\$67,567.10
03 Jul 2020	Direct Credit 077669 MQG Dividend S00065145367	\$6,750.00	\$74,317.10
31 Jul 2020	Direct Credit 421520 BLAIRMENT PTY LI TRANSFER Ray White	\$1,246.85	\$75,563.95
13 Aug 2020	Transfer to other Bank NetBank Leaking Hanna pipe	-\$107.25	\$75,456.70
31 Aug 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$3,818.35	\$79,275.05
31 Aug 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,704.50	\$80,979.55
16 Sep 2020	Direct Credit 082705 APA DST - 001248964022	\$1,439.91	\$82,419.46
18 Sep 2020	Direct Debit 062934 COMMSEC SECURITI COMMSEC	-\$12,029.95	\$70,389.51
22 Sep 2020	Direct Credit 458106 BHP GROUP DIV AF382/01136444	\$754.56	\$71,144.07
24 Sep 2020	Direct Credit 458106 MEDIBANK DIV SEP20/00986708	\$286.65	\$71,430.72

Account Number 067167 16892220

Page 2 of 6

Date	Transaction details	Amount	Balance
29 Sep 2020	Direct Credit 458106 COLES GROUP LTD FIN20/01150271	\$270.33	\$71,701.05
30 Sep 2020	Direct Credit 401507 CBA FNL DIV 001249171421	\$511.56	\$72,212.61
30 Sep 2020	Direct Credit 397204 ANZ DIVIDEND A069/00683777	\$250.00	\$72,462.61
30 Sep 2020	COWRA SHIRE RATES NetBank BPAY 96776 54336 Hanna St rates	-\$461.54	\$72,001.07
30 Sep 2020	COWRA SHIRE RATES NetBank BPAY 96776 42590 Surgery rates	-\$634.18	\$71,366.89
30 Sep 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,362.50	\$72,729.39
01 Oct 2020	Direct Credit 362548 WESFARMERS LTD FIN20/01067857	\$933.85	\$73,663.24
06 Oct 2020	Direct Credit 516612 WOW FNL DIV 001251616189	\$480.00	\$74,143.24
08 Oct 2020	Direct Credit 458106 SOUTH32 DIVIDEND AF008/01019927	\$13.69	\$74,156.93
13 Oct 2020	Transfer to xx1663 NetBank Super drawings	-\$5,000.00	\$69,156.93
13 Oct 2020	DEFT INSURANCE NetBank BPAY 20362 40159681919769786 Morgan Insurance	-\$1,515.00	\$67,641.93
30 Oct 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,704.50	\$69,346.43
02 Nov 2020	Transfer to other Bank NetBank Balance Acct	-\$1,848.00	\$67,498.43
19 Nov 2020	Transfer to other Bank NetBank Balance Acct	-\$1,848.00	\$65,650.43
20 Nov 2020	Direct Credit 128594 Balance OVERPAYMENT	\$1,463.00	\$67,113.43
25 Nov 2020	Direct Credit 012721 ATO ATO003000014173987	\$8,145.31	\$75,258.74
30 Nov 2020	COWRA SHIRE RATES NetBank BPAY 96776 42590 CSC rates	-\$634.00	\$74,624.74
30 Nov 2020	COWRA SHIRE RATES NetBank BPAY 96776 54336 CSC rates	-\$461.00	\$74,163.74
30 Nov 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$981.94	\$75,145.68
30 Nov 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$4,079.52	\$79,225.20
10 Dec 2020	Direct Credit 002473 NAB FINAL DIV DV212/00605376	\$324.00	\$79,549.20
11 Dec 2020	Direct Credit 513103 OFX DIV 2020 001254505137	\$40.50	\$79,589.70

Account Number 067167 16892220

Page 3 of 6

Date	Transaction details	Amount	Balance
16 Dec 2020	Direct Credit 397204 ANZ DIVIDEND A070/00680018	\$350.00	\$79,939.70
18 Dec 2020	Direct Credit 250556 WBC DIVIDEND 001253900110	\$323.33	\$80,263.03
22 Dec 2020	Direct Credit 077669 MQG ITM DIV 001254335632	\$5,062.50	\$85,325.53
31 Dec 2020	Transfer to other Bank NetBank Hanna St Aircon	-\$764.50	\$84,561.03
31 Dec 2020	Transfer to CBA A/c NetBank Hanna st air con	-\$3,249.00	\$81,312.03
31 Dec 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$58.23	\$81,370.26
31 Dec 2020	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,362.50	\$82,732.76
21 Jan 2021	Transfer to xx1663 NetBank super drawing	-\$10,000.00	\$72,732.76
29 Jan 2021	Transfer to CBA A/c NetBank Supercentral	-\$137.50	\$72,595.26
29 Jan 2021	DELTA AGRIBUSINESS NetBank BPAY 73445 2594122299 Delta Ag	-\$28.70	\$72,566.56
29 Jan 2021	Transfer from xx1663 NetBank Miss payment	\$28.70	\$72,595.26
29 Jan 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,704.50	\$74,299.76
08 Feb 2021	DEFT INSURANCE NetBank BPAY 20362 4015968191352882 Morgan Ins Hanna S	-\$1,295.00	\$73,004.76
25 Feb 2021	COWRA SHIRE RATES NetBank BPAY 96776 42590 Surgery	-\$634.00	\$72,370.76
25 Feb 2021	COWRA SHIRE RATES NetBank BPAY 96776 54336 Hanna St	-\$461.00	\$71,909.76
26 Feb 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$4,548.23	\$76,457.99
26 Feb 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,026.00	\$77,483.99
10 Mar 2021	Transfer to xx1663 NetBank Transfer in	-\$5,000.00	\$72,483.99
17 Mar 2021	Direct Credit 082705 APA DST 001256501896	\$1,279.92	\$73,763.91
23 Mar 2021	Direct Credit 458106 BHP GROUP DIV A1383/01124645	\$1,311.35	\$75,075.26
25 Mar 2021	Direct Credit 458106 OSH DIVIDEND OFA20/00831727	\$19.44	\$75,094.70
25 Mar 2021	Direct Credit 458106 MEDIBANK DIV MAR21/00983272	\$263.90	\$75,358.60

Created: 26/02/22 11:51am (Sydney/Melbourne time)  
 While this letter is accurate at the time it's produced,  
 we are not responsible for any reliance on this information.

Transaction Summary v1.0.4

Date	Transaction details	Amount	Balance
26 Mar 2021	Direct Credit 458106 COLES GROUP LTD INT21/01144528	\$324.39	\$75,682.99
30 Mar 2021	Direct Credit 401507 CBA ITM DIV 001256001536	\$783.00	\$76,465.99
30 Mar 2021	Direct Credit 325872 IAG DIVIDEND PYT INT21/01231434	\$273.28	\$76,739.27
31 Mar 2021	Direct Credit 362548 WESFARMERS LTD INT21/01063334	\$865.04	\$77,604.31
31 Mar 2021	Direct Credit 423240 RHC Dividend S00065145367	\$485.00	\$78,089.31
31 Mar 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$2,274.11	\$80,363.42
31 Mar 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,978.89	\$82,342.31
06 Apr 2021	Direct Credit 458106 SOUTH32 DIVIDEND A1009/01012602	\$18.09	\$82,360.40
14 Apr 2021	Direct Credit 516612 WOW ITM DIV 001258914031	\$530.00	\$82,890.40
29 Apr 2021	Transfer to xx1663 NetBank Pension Transfer	-\$15,000.00	\$67,890.40
30 Apr 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$2,268.61	\$70,159.01
30 Apr 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,704.50	\$71,863.51
20 May 2021	Transfer To Robert Dezorzi NetBank Macquarie St surgery*	-\$1,595.00	\$70,268.51
31 May 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$2,268.61	\$72,537.12
31 May 2021	Direct Credit 301500 REMITTER Cowra Real Estate	\$1,362.50	\$73,899.62
06 Jun 2021	Transfer To M C Sutherland NetBank 96 Brisbane St.	-\$448.50	\$73,451.12
08 Jun 2021	COWRA SHIRE RATES NetBank BPAY 96776 54336 Hanna St Rates	-\$461.00	\$72,990.12
08 Jun 2021	Transfer to xx1663 NetBank CSC Rates	-\$634.00	\$72,356.12
24 Jun 2021	Transfer to xx2592 NetBank Super pension PF	-\$23,480.00	\$48,876.12
24 Jun 2021	Transfer from xx2592 NetBank PF super payment	\$25,000.00	\$73,876.12
25 Jun 2021	Direct Credit 250556 WBC DIVIDEND 001260476797	\$604.94	\$74,481.06

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

Credit 26/06/2022 11:51am (Sydney/Melbourne time)  
While this letter is accurate at the time it's produced,  
we aren't responsible for any reliance on this information.

Transaction Summary v1.0.4



Australian Pipeline Ltd ACN 091 344 704  
AFSL 239927  
Australian Pipeline Trust ARSN 091678 778  
APT Investment Trust ARSN 115 585 441  
APA Group

All Registry communications to:  
C/- Link Market Services Limited  
Locked Bag A14, Sydney South, NSW 1235  
Telephone : +61 1800 992 312  
ASX Code: APA  
Email: apagroup@linkmarketservices.com.au  
Website: www.linkmarketservices.com.au



020 013602

MR MICHAEL JOHN FLANNERY &  
DR PRUDENCE JOYNSON FLANNERY  
<MJ & PJ FLANNERY SUPER A/C>  
880 DARBYS FALLS RD  
COWRA NSW 2794

Reference No: X\*\*\*\*\*4298

**ANNUAL TAX STATEMENT**  
**\*PERIOD 1 JULY 2020 TO 30 JUNE 2021**

ITEM	AMOUNT	INDIVIDUAL TAX RETURN LABEL
APT Unfranked Dividend	\$0.00	11S
APT Franked Dividend	\$455.00	11T
APT Tax Deferred	\$1,494.88	
APT Gross Distribution	\$1,949.88	
APT Withholding Tax Deducted	\$0.00	11V
APT Franking Credit	\$195.00	11U
APTIT Trust Distribution / Interest Income	\$194.29	13U
APTIT Tax Deferred	\$554.22	
APTIT Gross Distribution	\$748.51	
APTIT Withholding Tax Deducted	\$0.00	13R

2,893.39

\*Distributions applicable to the period were paid on 16 September 2020, 17 March 2021 and 15 September 2021.

Any unfranked or franked dividend paid by APT, together with the franking credit, should be included in your tax return as assessable income. Any trust distribution from APTIT should be included in your tax return as non-primary production income from partnerships & trusts. Any tax deferred component will reduce the cost base of your security for capital gains tax purposes.

The Tax Return Label applies to the Australian Taxation Office's 2021 Tax return for individuals and Tax return for individuals (supplementary section).

This Annual Tax Statement is provided to assist you in preparing your income tax return for the year ended 30 June 2021 and should be used in conjunction with the enclosed 2021 Tax Return Guide. It is not intended to act as advice in respect of your particular circumstances. If you are in doubt as to your tax position you should seek professional advice. Any taxation details provided on previous distribution statements should now be ignored.

If you did not quote your Tax File Number for your investment, withholding tax was deducted from your distribution entitlements during the year. The withholding tax deducted may be available as an offset against your tax liability. All distributions are in Australian dollars.

You may update your details by visiting the Link Market Services Limited website at [www.linkmarketservices.com.au](http://www.linkmarketservices.com.au).

Please retain in a safe place as a charge may be levied for replacement.



Australian Pipeline Ltd ACN 091 344 704  
 AFSL 239927  
 Australian Pipeline Trust ARSN 091 678 778  
 APT Investment Trust ARSN 115 585 441  
 APA Group

All Registry communications to:  
 C/- Link Market Services Limited  
 Locked Bag A14, Sydney South, NSW 1235  
 Telephone : +61 1800 992 312  
 ASX Code: APA  
 Email: apagroup@linkmarketservices.com.au  
 Website: www.linkmarketservices.com.au

**Distribution Statement**



020 012071

MR MICHAEL JOHN FLANNERY &  
 DR PRUDENCE JOYNSON FLANNERY  
 <MJ & PJ FLANNERY SUPER A/C>  
 880 DARBYS FALLS RD  
 COWRA NSW 2794

**Payment date:** 15 September 2021

**Record date:** 30 June 2021

**Reference No:** X\*\*\*\*\*4298

TFN/ABN RECEIVED AND RECORDED

Distribution details for the period 1 January 2021 to 30 June 2021



Stapled Security Component	Securities	Distribution per Security	Unfranked Dividend	Franked Dividend	Tax Deferred Distribution	Trust Distribution /Interest	Gross Amount	Franking Credit	
<b>APT component</b>									
2022 tax year	5,333	\$0.186305	\$0.00	\$0.00	\$993.56	\$0.00	\$993.56	\$0.00	
<b>APTIT component</b>									
2021 tax year	5,333	\$0.016732	\$0.00	\$0.00	\$0.00	\$89.23	\$89.23	\$0.00	
2022 tax year	5,333	\$0.066963	\$0.00	\$0.00	\$357.12	\$0.00	\$357.12	\$0.00	
<b>Total</b>	<b>5,333</b>	<b>\$0.270000</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,350.68</b>	<b>\$89.23</b>	<b>\$1,439.91</b>	<b>\$0.00</b>	
<b>Net Amount:</b>							<b>\$1,439.91</b>		

**DISTRIBUTION REMITTED TO:**

COMMONWEALTH BANK OF AUSTRALIA  
 1 HARBOUR ST SHOP C4 DARLING W  
 SYDNEY NSW 2000  
 MR MICHAEL JOHN FLANNERY + DR PR  
 BSB: 067-167 ACC: \*\*\*\*2220  
 DIRECT CREDIT REFERENCE NO.: 001263730150

Any trust distribution from APTIT should be included in your tax return as non-primary production income from partnerships & trusts. Any tax deferred return component will reduce the cost base of your security for capital gains tax purposes.

APA Group has provided a notice for the purpose of subdivision 12-H of the Taxation Administration Act 1953, on the Distribution details page of the website www.apa.com.au. If you have any queries regarding taxation issues, please consult your tax advisor.

You may update your details by visiting the Link Market Services Limited website at www.linkmarketservices.com.au.

**Please retain in a safe place as a charge may be levied for replacement.**



CoreLogic®  
RP Data

96 Brisbane Street Cowra NSW 2794

# » RP AUTOVAL Automated Valuation

Prepared On 10 April 2019

*Obtain new value for 2022  
use high end for 2021*

» PROPERTY DESCRIPTION

96 Brisbane Street Cowra NSW 2794

ESTIMATED VALUE: \$286,300

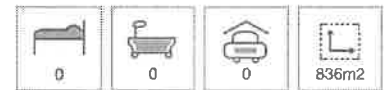
Estimated Price Range: \$214,160 - \$358,439

FSD\* ± 25%

(Forecast Standard Deviation)

*This estimate value has been compiled incorporating attribute data provided solely by RP Data and its suppliers.*

Attributes used for this model



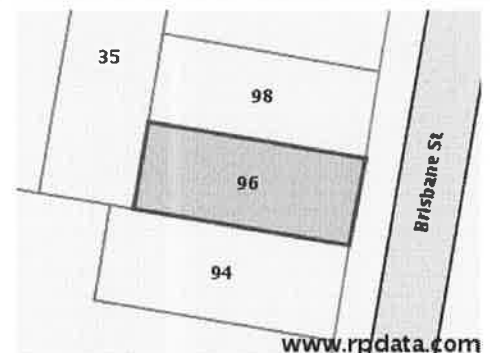
Sales History

Sale Date	Sale Price	Sale Type
2 May 2016	\$250,000	
24 May 2004	\$220,000	
27 Apr 1995	\$125,000	
1 Feb 1995	\$225,000	

Year Built:	Not Specified
Floor Area:	Not Specified
Condition of Property:	No Response
Property Type:	COMMERCIAL
Land Use:	General Commercial
LotPlan:	7/DP37330 COWRA NSW
Last Sale Date/Price:	2 May 2016, \$250,000

\* A Forecast Standard Deviation is an estimate of the variation between a modelled automated valuation and the market value of a property. A smaller FSD indicates our automated valuation is likely closer to the true market value of a property than a larger FSD.

» LOCATION HIGHLIGHTS



96 Brisbane Street Cowra NSW 2794

RPID Ref: NSWAU-15282048



>> PAST SALES

 **94 Brisbane Street Cowra, NSW, 2794**

<b>Sold Price:</b>	\$495,000
<b>Sold Date:</b>	22 Dec 2014
<b>Land Size:</b>	1017m2
<b>Distance From Subject:</b>	0.02km

**Attributes:**  
3 Beds, 1 Baths, 1 Car Spaces

 **97 Brisbane Street Cowra, NSW, 2794**

<b>Sold Price:</b>	\$920,000
<b>Sold Date:</b>	27 Jun 2017
<b>Land Size:</b>	1157m2
<b>Distance From Subject:</b>	0.26km



**Attributes:**

 **99 Brisbane Street Cowra, NSW, 2794**

<b>Sold Price:</b>	\$145,000
<b>Sold Date:</b>	3 Jul 2017
<b>Land Size:</b>	466m2
<b>Distance From Subject:</b>	0.24km

**Attributes:**

## >> COWRA STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

### COWRA - Median Price

Period	Median Price for Houses	Median Price for Units
2019	\$250,000	\$208,500

### COWRA - Past Sales - Houses

2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
6	152	169	142	185	163	172	153	129	125

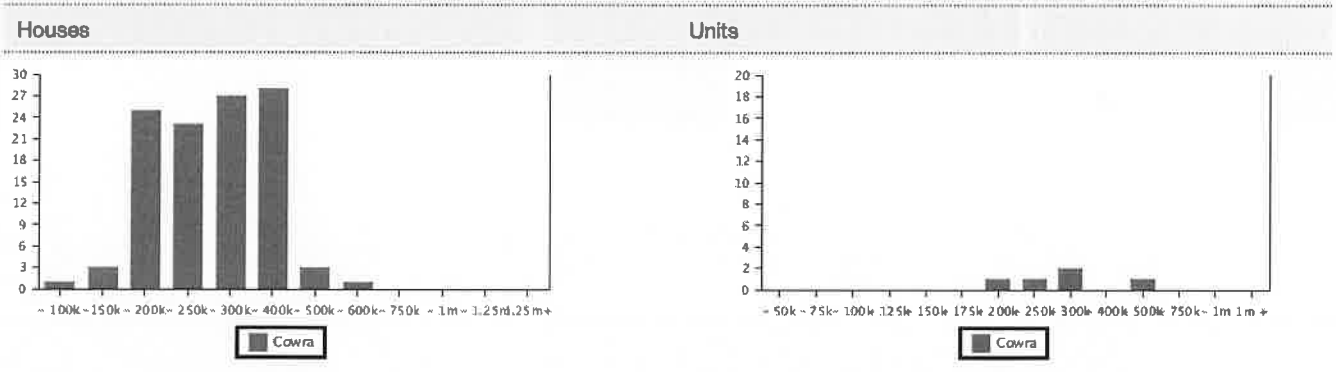
### COWRA - Past Sales - Units

2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
1	12	8	16	11	12	19	11	8	17

### Capital Growth

Period	Capital Growth % Houses	Capital Growth % Units
2018	8.7%	30.3%
2017	5.1%	15.1%
2016	1.7%	17.8%
2015	16.2%	-14.2%

### Sales By Price (Past 12 Months)



---

## >> THANK YOU

Thank you for your interest in our RP Estimates. We appreciate your business and wish you luck with your future property transactions.

### Contact CoreLogic:

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia      1300 789 449

Outside Australia    (+61) 7 3114 9999

Email us:              [customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)

## >> DISCLAIMERS

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The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic (**AVM Estimated Value**). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

# IntelliVal Automated Valuation Estimate

Prepared on 02 March 2022



## 22 Hanna Street Cowra NSW 2794

Estimated Value:

**\$485,000**

Estimated Value Confidence:



Estimated Price Range:

**\$420,000 - \$545,000**

Property Attributes:



3



2



2



146m<sup>2</sup>



Year Built



Land Area

806m<sup>2</sup>



Property Type

House



Land Use



Development Zoning

General residential

## Sales History

Sale Date	Sale Price	Sale Type
21 Dec 2017	\$326,000	Unknown
23 May 2014	\$275,000	Unknown
07 Feb 2001	\$138,000	Unknown
19 Feb 1999	\$128,000	Unknown

Estimated Value as at 28 February 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

# 22 Hanna Street Cowra NSW 2794



Prepared on 02 March 2022

## Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

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# 22 Hanna Street Cowra NSW 2794



Prepared on 02 March 2022

## Recently Sold Properties



3	2	3	151m <sup>2</sup>	923m <sup>2</sup>

### 28 Nambucca Circuit Cowra NSW 2794

Sold Price: \$480,000

Sold Date: 06 September 2021

Distance from Subject: 0.5km

Features: General Residential, RESIDENTIAL



3	2	2	215m <sup>2</sup>	723m <sup>2</sup>

### 6 Phillips Street Cowra NSW 2794

Sold Price: \$450,000

Sold Date: 17 September 2021

Distance from Subject: 0.7km

Features: General Residential, RESIDENTIAL



4	2	2	188m <sup>2</sup>	726m <sup>2</sup>

### 35 Wollowra Street Cowra NSW 2794

Sold Price: \$455,000

Sold Date: 09 February 2022

Distance from Subject: 0.8km

Features: North, General Residential, Bath, Dishwasher, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

## 22 Hanna Street Cowra NSW 2794



Prepared on 02 March 2022

20 Elizabeth Avenue Cowra  
NSW 2794

Sold Price: \$552,000

Sold Date: 15 October 2021

Distance from Subject: 0.9km

Features: General Residential, RESIDENTIAL, 3  
Toilets4 Pridham Street Cowra NSW  
2794

Sold Price: \$420,000

Sold Date: 27 January 2022

Distance from Subject: 0.9km

Features: General Residential, RESIDENTIAL, 2  
Toilets20A Acacia Circuit Cowra NSW  
2794

Sold Price: \$475,000

Sold Date: 23 November 2021

Distance from Subject: 1.2km

Features: General Residential, Carpet Floor,  
RESIDENTIAL, Southerly View, Valley View

CoreLogic IntelliVal Automated Valuation Estimate



# 22 Hanna Street Cowra NSW 2794

Prepared on 02 March 2022

## Cowra Insights: A Snapshot



### Houses

Median Price  
**\$321,848**

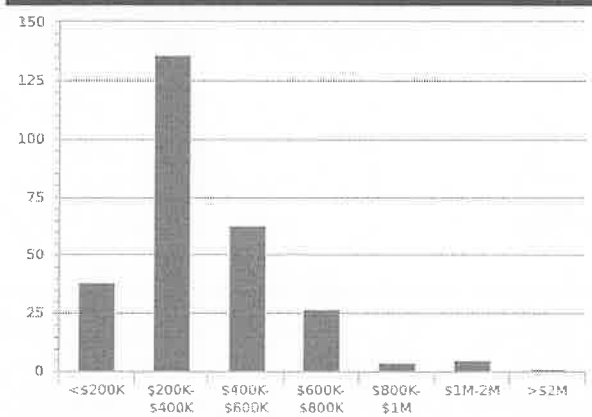
	Past Sales	Capital Growth
2021	274	↑ 32.31%
2020	210	↑ 5.92%
2019	197	↑ 2.51%
2018	204	↑ 9.38%
2017	221	↑ 4.12%

### Units

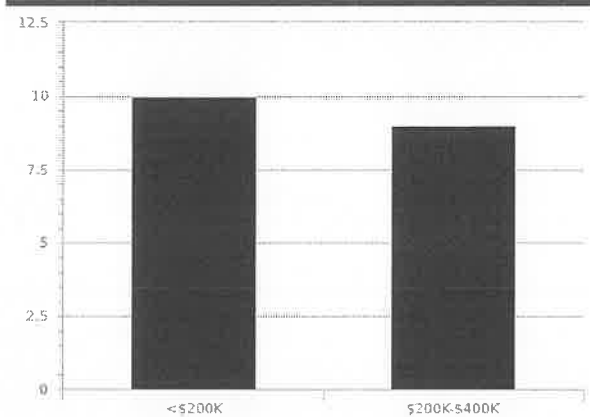
Median Price  
**\$271,387**

	Past Sales	Capital Growth
2021	19	-
2020	8	-
2019	7	-
2018	11	-
2017	7	-

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

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22 Hanna Street Cowra NSW 2794



Prepared on 02 March 2022

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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Within Australia: **1300 734 318**  
Email Us: **customer@corelogic.com.au**

CoreLogic IntelliVal Automated Valuation Estimate



# Financial Year Statement

20/21

**Statement period**

From: 1 July 2020

To: 30 June 2021

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

**Property**

22 Hanna St, Cowra NSW

Details	GST	Expense	Income
Rent *			\$19,500.00
Water Usage Reimbursed from Tenant			\$806.70
Management Fee	\$162.46	\$1,786.99	
Postage	\$0.50	\$5.50	
Sundry Fee	\$5.50	\$60.50	
Water Rates paid to Shire Council		\$1,458.76	
	\$168.46	\$3,311.75	\$20,306.70

**Net Position at End of Period**
**\$16,994.95**

\* Total rent deduction(s) of \$0.00 applied during the statement period.  
 NOTE: Includes rent deduction(s) and removal of rent deductions.



# Financial Year Statement

**Statement period**

From: 1 July 2020

To: 30 June 2021

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

**Property**

22 Hanna St, Cowra NSW

Details	GST	Expense	Income
Rent *			\$18,000.00
Water Usage Reimbursed from Tenant			\$306.90
Management Fee	\$146.46	\$1,611.01	
Sundry Fee	\$5.50	\$60.50	
Water Rates paid to Shire Council		\$887.29	
	\$151.96	\$2,558.80	\$18,306.90

**Net Position at End of Period**
**\$15,748.10**

\* Total rent deduction(s) of \$0.00 applied during the statement period.  
 NOTE: Includes rent deduction(s) and removal of rent deductions.



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
MJ & PJ FLANNERY SUPERANNUATION  
FUND  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	11
<b>Statement period</b>	31 May 2021 - 30 June 2021
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 28/06/21

Balance Brought Forward \$0.00

Income	Credit
Bradley Hancock, Patricia Forge & - RENT - 01/06/2021 to 28/06/2021	\$1,500.00
<b>Total Income:</b>	<b>\$1,500.00</b>
Includes GST of:	\$0.00

Expenses	Debit
21/06/21 - water rates 22 Hanna	\$506.73
27/06/21 - Sundry Fee EOM (27/06/2021) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
30/06/21 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$132.00
<b>Total expenses:</b>	<b>\$644.23</b>
Includes GST of:	\$12.50

Payments to owner	
30/06/21	\$855.77

**Total payments:** Balance (\$0.00) + income (\$1,500.00) - expenses (\$644.23) - total held in trust (\$0.00) = **\$855.77**

# Cowra Council

USER PAYS WATER ACCOUNT

Cowra Council  
116 Kendal Street  
Private Bag 342  
Cowra NSW 2794

ABN 26 739 454 579

Ph: 02 6340 2029  
Fax: 02 6340 2011



2414

M J & P J Flannery  
Spring Creek  
880 Darbys Falls Road  
COWRA NSW 2794

*Received  
18/06/2021*

Payment may be made at the Council Chambers  
116 Kendal Street Cowra.  
  
Receiving Hours: Monday to Friday 8.30am to 4.30pm  
  
Payment may also be made at the Council Agencies  
located at 26 Parkes Street Woodstock and 9 King Street  
Gooloogong.

Assessment Number: 54336  
Issue Date: 11/02/2021  
Due Date: 19/03/2021

Property Location: 22 Hanna Street COWRA NSW 2794  
LOT 14 DP 252346 (805.900 m2)

Meter Number	Previous Read Date	Previous Read	Current Read Date	Current Read	Consumption
CSC000133	30/09/2020	1323	26/01/2021	1450	127
		KI Billed		Rate/KI	Charge
Water Usage Charge		127		3.41	\$433.07
Water Access Charge					\$73.66
Balance Brought Forward					\$0.00
Pension Rebate					\$0.00
<b>Total Amount Owing</b>					<b>\$506.73</b>

*21/06/2021 entered to tenant*

NB: Interest on overdue charges will be 0% from 1st July, 2020 to 31st December 2020, then will accrue on a daily basis at 7% from 1st January 2021 to 30 June 2021. The Local Government Act provides for all water supply disconnection if charges are not paid by the due date.

Cowra Council

Please detach and forward with payment

Name: M J & P J Flannery  
Assessment Number: 54336  
Total Amount: \$506.73  
Due Date: 19/03/2021

Mastercard and Visa payments can be made over the telephone via BPoint 1300 276 468.

**iBPAY**      Offer Code: 89557  
Ref: 54336

Telephone & Internet Banking - iBPAY

If receipt is required, please sign here : \_\_\_\_\_

Signature line



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	10
<b>Statement period</b>	30 April 2021 - 31 May 2021
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 31/05/21

Balance Brought Forward \$0.00

Income	Credit
Bradley Hancock, Patricia Forge & - RENT - 04/05/2021 to 31/05/2021	\$1,500.00
<b>Total Income:</b>	<b>\$1,500.00</b>
Includes GST of:	\$0.00

Expenses	Debit
27/05/21 - Sundry Fee EOM (27/05/2021) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
31/05/21 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$132.00
<b>Total expenses:</b>	<b>\$137.50</b>
Includes GST of:	\$12.50

Payments to owner	
31/05/21	<b>\$1,362.50</b>
<b>Total payments: Balance (\$0.00) + income (\$1,500.00) - expenses (\$137.50) - total held in trust (\$0.00) =</b>	
	<b>\$1,362.50</b>



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	9
<b>Statement period</b>	31 March 2021 - 30 April 2021
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 03/05/21

Balance Brought Forward \$0.00

Income	Credit
Bradley Hancock, Patricia Forge & - RENT - 30/03/2021 to 03/05/2021	\$1,875.00
<b>Total income:</b>	<b>\$1,875.00</b>
Includes GST of:	\$0.00

Expenses	Debit
27/04/21 - Sundry Fee EOM (27/04/2021) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
30/04/21 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$165.00
<b>Total expenses:</b>	<b>\$170.50</b>
Includes GST of:	\$15.50

Payments to owner	
30/04/21	\$1,704.50

**Total payments:** Balance (\$0.00) + Income (\$1,875.00) - expenses (\$170.50) - total held in trust (\$0.00) = **\$1,704.50**



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

Account	HANNA22
Statement number	8
Statement period	26 February 2021 - 31 March 2021
For property	22 Hanna St, Cowra NSW
Current Tenancy	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 29/03/21

Balance Brought Forward \$0.00

Income	Credit
Bradley Hancock, Patricia Forge & - RENT - 23/02/2021 to 29/03/2021	\$1,875.00
04/03/21 - Bradley Hancock, Patricia Forge & - Invoice - Invoice 368, water usage 27/5/20-30/9/20 READ:1323 90kL	\$306.90
<b>Total Income:</b>	<b>\$2,181.90</b>
Includes GST of:	\$0.00

Expenses	Debit
27/02/21 - Sundry Fee EOM (27/02/2021) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
04/03/21 - Management Fee - Invoices to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$27.01
27/03/21 - Sundry Fee EOM (27/03/2021) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
31/03/21 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$165.00
<b>Total expenses:</b>	<b>\$203.01</b>
Includes GST of:	\$18.46

Payments to owner	
31/03/21	\$1,978.89
<b>Total payments: Balance (\$0.00) + income (\$2,181.90) - expenses (\$203.01) - total held in trust (\$0.00) =</b>	
	<b>\$1,978.89</b>





# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	7
<b>Statement period</b>	29 January 2021 - 26 February 2021
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 22/02/21

Balance Brought Forward \$0.00

**Income** **Credit**

Bradley Hancock, Patricia Forge & - RENT - 02/02/2021 to 22/02/2021 \$1,125.00

**Total income:** **\$1,125.00**

Includes GST of: \$0.00

**Expenses** **Debit**

26/02/21 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW) \$99.00

**Total expenses:** **\$99.00**

Includes GST of: \$9.00

**Payments to owner**

26/02/21 \$1,026.00

**Total payments:** Balance (\$0.00) + Income (\$1,125.00) - expenses (\$99.00) - total held in trust (\$0.00) = **\$1,026.00**



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
MJ & PJ FLANNERY SUPERANNUATION  
FUND  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	6
<b>Statement period</b>	31 December 2020 - 29 January 2021
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 01/02/21

Balance Brought Forward \$0.00

**Income** **Credit**

Bradley Hancock, Patricia Forge & - RENT - 29/12/2020 to 01/02/2021	\$1,875.00
<b>Total income:</b>	<b>\$1,875.00</b>
Includes GST of:	\$0.00

**Expenses** **Debit**

27/01/21 - Sundry Fee EOM (27/01/2021) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
29/01/21 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$165.00
<b>Total expenses:</b>	<b>\$170.50</b>
Includes GST of:	\$15.50

**Payments to owner**

29/01/21	\$1,704.50
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**Total payments:** Balance (\$0.00) + income (\$1,875.00) - expenses (\$170.50) - total held in trust (\$0.00) = **\$1,704.50**



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	5
<b>Statement period</b>	30 November 2020 - 31 December 2020
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 28/12/20

<b>Balance Brought Forward</b>		<b>\$0.00</b>
<b>Income</b>		<b>Credit</b>
Bradley Hancock, Patricia Forge & - RENT - 01/12/2020 to 28/12/2020		<b>\$1,500.00</b>
	<b>Total income:</b>	<b>\$1,500.00</b>
	Includes GST of:	<b>\$0.00</b>
<b>Expenses</b>		<b>Debit</b>
27/12/20 - Sundry Fee EOM (27/12/2020) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)		<b>\$5.50</b>
31/12/20 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)		<b>\$132.00</b>
	<b>Total expenses:</b>	<b>\$137.50</b>
	Includes GST of:	<b>\$12.50</b>
<b>Payments to owner</b>		
31/12/20		<b>\$1,362.50</b>
<b>Total payments: Balance (\$0.00) + income (\$1,500.00) - expenses (\$137.50) - total held in trust (\$0.00) =</b>		<b>\$1,362.50</b>



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
MJ & PJ FLANNERY SUPERANNUATION  
FUND  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	4
<b>Statement period</b>	2 November 2020 - 1 December 2020
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 30/11/20

Balance Brought Forward \$0.00

**Income** **Credit**

Bradley Hancock, Patricia Forge & - RENT - 17/11/2020 to 30/11/2020 \$1,500.00

**Total income:** **\$1,500.00**  
**Includes GST of:** **\$0.00**

**Expenses** **Debit**

27/11/20 - Sundry Fee EOM (27/11/2020) to Agent (HANNA22 - 22 Hanna St, Cowra NSW) \$5.50

30/11/20 - water rates - 22 Hanna \$380.56

30/11/20 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW) \$132.00

**Total expenses:** **\$518.06**  
**Includes GST of:** **\$12.50**

**Payments to owner**

30/11/20 \$981.94

**Total payments: Balance (\$0.00) + income (\$1,500.00) - expenses (\$518.06) - total held in trust (\$0.00) = \$981.94**

✓  
↓  
30/11/20 In

# Cowra Council

## USER PAYS - WATER ACCOUNT

ABN 26 739 454 579      Ph: 02 6340 2029  
 Fax: 02 6340 2011      Cowra Council  
 116 Kendal Street  
 Private Bag 342  
 Cowra NSW 2794



2839  
 M J & P J Flannery  
 Spring Creek  
 880 Darbys Falls Road  
 COWRA NSW 2794

Payment may be made at the Council Chambers  
 116 Kendal Street Cowra.

Receiving Hours: Monday to Friday 8.30am to 4.30pm

Payment may also be made at the Council Agencies  
 located at 26 Parkes Street Woodstock and 9 King Street  
 Gooloogong.

**Assessment Number:** 54336  
**Issue Date:** 27/10/2020  
**Due Date:** 30/11/2020

**Property Location:** 22 Hanna Street COWRA NSW 2794  
 LOT 14 DP 252346 (805.900 m2)

Meter Number	Previous Read Date	Previous Read	Current Read Date	Current Read	Consumption
CSC000133	27/05/2020	1233	30/09/2020	1323	90
		<b>KI Billed</b>		<b>Rate/KI</b>	<b>Charge</b>
<b>Water Usage Charge</b>		90		3.41	\$306.90
<b>Water Access Charge</b>					\$73.66
<b>Balance Brought Forward</b>					\$0.00
<b>Pension Rebate</b>					\$0.00
<b>Total Amount Owing</b>					<b>\$380.56</b>

*entered to tenant*



NB: Interest on overdue charges will be 0% from 1st July, 2020 to 31st December 2020, then will accrue on a daily basis at 7% from 1st January 2021 to 30 June 2021. The Local Government Act provides for all water supply disconnection if charges are not paid by the due date.

Cowra Council

USER PAYS WATER ACCOUNT

Please detach and forward with payment

**Name:** M J & P J Flannery  
**Assessment Number:** 54336  
**Total Amount:** \$380.56  
**Due Date:** 30/11/2020

Mastercard and Visa payments can be made over the telephone via BPoint 1300 276 468.

**BPAY** Biller Code: 89557  
 Ref: 54336  
 Telephone: 1300 276 468

If receipt is required, please sign here : \_\_\_\_\_

# Cowra Council

## Residential Water 2020/2021

Meter Size		
<b>Access Charges</b>	20mm	\$221.00
	25mm	\$345.00
	32mm	\$567.00
	40mm	\$885.00
	50mm	\$1,383.00

Usage Charges		
<b>Consumption</b>	<b>All consumption per ki</b>	<b>\$3.41/kl</b>

Average daily water consumption this period: 0.7143 kilolitres  
 Average daily water consumption same period last year: 0.7000 kilolitres



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
MJ & PJ FLANNERY SUPERANNUATION  
FUND  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

<b>Account</b>	HANNA22
<b>Statement number</b>	3
<b>Statement period</b>	1 October 2020 - 2 November 2020
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 02/11/20

Balance Brought Forward \$0.00

**Income** **Credit**

Bradley Hancock, Patricia Forge & - RENT - 29/09/2020 to 02/11/2020 \$1,875.00

**Total income:** **\$1,875.00**  
**Includes GST of:** **\$0.00**

**Expenses** **Debit**

27/10/20 - Sundry Fee EOM (27/10/2020) to Agent (HANNA22 - 22 Hanna St, Cowra NSW) \$5.50

30/10/20 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW) \$165.00

**Total expenses:** **\$170.50**  
**Includes GST of:** **\$15.50**

**Payments to owner**

30/10/20 \$1,704.50

**Total payments:** Balance (\$0.00) + income (\$1,875.00) - expenses (\$170.50) - total held in trust (\$0.00) = **\$1,704.50**



# Owner Statement

Tax Invoice

ATTN: MICHAEL & PRUEDENCE FLANNERY  
 MJ & PJ FLANNERY SUPERANNUATION  
 FUND  
 DARBYS FALLS RD  
 DARBYS FALLS NSW 2793

<b>Account</b>	HANNA22
<b>Statement number</b>	2
<b>Statement period</b>	1 September 2020 - 1 October 2020
<b>For property</b>	22 Hanna St, Cowra NSW
<b>Current Tenancy</b>	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 28/09/20

Balance Brought Forward \$0.00

## Income

Bradley Hancock, Patricia Forge & - RENT - 01/09/2020 to 28/09/2020	\$1,500.00
<b>Total Income:</b>	<b>\$1,500.00</b>
Includes GST of:	\$0.00

## Expenses

27/09/20 - Sundry Fee EOM (27/09/2020) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
30/09/20 - Management Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$132.00
<b>Total expenses:</b>	<b>\$137.50</b>
Includes GST of:	\$12.50

## Payments to owner

30/09/20	\$1,362.50
<b>Total payments: Balance (\$0.00) + income (\$1,500.00) - expenses (\$137.50) - total held in trust (\$0.00) =</b>	<b>\$1,362.50</b> ✓





# Owner Statement

Tax Invoice

ATTN: MICHAEL FLANNERY  
MJ & PJ FLANNERY SUPERANNUATION  
FUND

Account	HANNA22
Statement number	1
Statement period	31 July 2020 - 1 September 2020
For property	22 Hanna St, Cowra NSW
Current Tenancy	Bradley Hancock, Patricia Forge & Rent: \$375.00 Weekly Paid to: 31/08/20

Balance Brought Forward \$0.00

## Income

Bradley Hancock, Patricia Forge & - RENT - 28/07/2020 to 10/08/2020	\$750.00
14/08/20 - Bradley Hancock, Patricia Forge & - Rent - 11/08/2020 to 17/08/2020	\$375.00
21/08/20 - Bradley Hancock, Patricia Forge & - Rent - 18/08/2020 to 24/08/2020	\$375.00
31/08/20 - Bradley Hancock, Patricia Forge & - Rent - 25/08/2020 to 31/08/2020	\$375.00
<b>Total income:</b>	<b>\$1,875.00</b>
Includes GST of:	\$0.00

## Expenses

27/08/20 - Sundry Fee EOM (27/08/2020) to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$5.50
31/08/20 - Rent Commission Fee to Agent (HANNA22 - 22 Hanna St, Cowra NSW)	\$165.00
<b>Total expenses:</b>	<b>\$170.50</b>
Includes GST of:	\$15.50

## Payments to owner

31/08/20	\$1,704.50
<b>Total payments: Balance (\$0.00) + income (\$1,875.00) - expenses (\$170.50) - total held in trust (\$0.00) =</b>	<b>\$1,704.50</b>

## Tax Invoice

ABN: 24-004-006-473

Blairment Pty Ltd  
 28C Kendal St  
 Cowra, NSW 2794  
 Ph: 63411311  
 Fax: 63411234  
 info@cowrarealestate.com

Account  
 name(s)

Michael Flannery  
 MJ & PJ Flannery Superannuation Fund  
 'Spring Creek'  
 880 Darbys Falls Road  
 COWRA NSW 2794

Account

FLANMJPJ

Statement from

30 Jun 2020

Statement to

31 Jul 2020

Statement number

30

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>22 Hanna Street, COWRA</b>			
	Bradley Hancock, Patricia Forge &; \$375.00 per week; Paid to: 27 Jul 2020			
	Rent 30 Jun 2020 to 27 Jul 2020		\$1,500.00	\$1,500.00
10 Jul	611607 Invoice #7450, water usage 31/01/20 to 27/05/20 151 KI 22 Hanna S		\$25.00	\$1,525.00
21 Jul	611896 Invoice #7450, water usage 31/01/20 to 27/05/20 151 KI 22 Hanna S		\$49.75	\$1,574.75
7 Jul	120069 Transfer water to Invoice #7450, water usage 31/01/20 to 27/05/20 151 KI 22 Hanna S		\$425.05	\$1,999.80
28 Jul	120147 ASSESS:54336 water rates - 22 Hanna	\$571.47		\$1,428.33
31 Jul	120425 * Management Fee (Hanna Street, 22) (includes \$16.00 GST)	\$175.98		\$1,252.35
	120426 * Sundry Fee (includes \$0.50 GST)	\$5.50		\$1,246.85
	120427 Payment to Owner (Flannery, Michael J Flannery & Prudence J) (MJ & PJ Flannery Superfund, COMMONWEALTH BANKING CORP, 067-167 16892220)	\$1,246.85		\$0.00
	Totals at end of period	\$1,999.80	\$1,999.80	\$0.00
	Total expenses on this tax invoice includes GST of \$16.50			

*Please retain this statement for taxation purposes. Request for duplicates will incur a \$16.50 administration fee per statement.*

*Do we have your correct contact details or even your email address, if not please send to tanisha@cowrarealestate.com or send to PO Box 513, Cowra NSW 2794*



USER PAYS - WATER ACCOUNT

ABN 26 739 454 579

Ph: 02 6340 2029  
Fax: 02 6340 2011Cowra Council  
116 Kendal Street  
Private Bag 342  
Cowra NSW 2794

2421

M J & P J Flannery  
Spring Creek  
880 Darbys Falls Road  
COWRA NSW 2794Payment may be made at the Council Chambers  
116 Kendal Street Cowra.

Receipting Hours: Monday to Friday 8.30am to 4.30pm

Payment may also be made at the Council Agencies  
located at 26 Parkes Street Woodstock and 9 King Street  
Gooloogong.Assessment Number: 54336  
Issue Date: 18/06/2020  
Due Date: 31/07/2020Property Location: 22 Hanna Street COWRA NSW 2794  
LOT 14 DP 252346 (805.900 m2)

Meter Number	Previous Read Date	Previous Read	Current Read Date	Current Read	Consumption
CSC000133	31/01/2020	1082	27/05/2020	1233	151
		<b>KI Billed</b>		<b>Rate/KI</b>	<b>Charge</b>
Water Usage Charge		151		3.31	\$499.81
Water Access Charge					\$71.66
Balance Brought Forward					\$0.00
Pension Rebate					\$0.00
<b>Total Amount Owning</b>					<b>\$571.47</b>



NB: Interest on overdue charges will be 0% from 1st July, 2020 to 31st December 2020, then will accrue on a daily basis at 7% from 1st January 2021 to 30 June 2021. The Local Government Act provides for all water supply disconnection if charges are not paid by the due date.

Please detach and forward with payment

Name: M J & P J Flannery  
Assessment Number: 54336  
Total Amount: \$571.47  
Due Date: 31/07/2020

Mastercard and Visa payments can be made over the telephone via BPoint 1300 276 468.

<b>BPAY</b>	Billar Code 89557 Ref: 54336
Telephone & Internet Banking - BPAY	
<small>           The BPAY logo is a registered trademark of BPAY Limited. All other trademarks are the property of their respective owners.         </small>	

If receipt is required, please sign here : \_\_\_\_\_

**From:** Cowra Real Estate [emaildelivery@console.com.au](mailto:emaildelivery@console.com.au)  
**Subject:** 22 Hanna St - Inspection Report  
**Date:** 7 April 2021 at 5:13 pm  
**To:** MJ & PJ Flannery Superannuation Fund [mjpfannery@iinet.com.au](mailto:mjpfannery@iinet.com.au)

Good Afternoon,

We have carried out an inspection of your property at 22 Hanna Street, Cowra on 26th March 2021 .

Tenant was present at the time of inspection and did not report any maintenance.  
Property was presented neat and tidy.

Kind regards  
Maryanne MacFarlane  
Property Manager

P 02 6341 1311 | M 0418 118 200 | F 02 6341 1234

W [cowrarealestate.com](http://cowrarealestate.com)

A 28C Kendal Street | Cowra | NSW | 2794

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[tanisha@cowrarealestate.com](mailto:tanisha@cowrarealestate.com)  
0418118200



### Morgan Insurance Group

ABN 22 166 392 516 AR 452128

75 Redfern St, Cowra NSW 2794

Mob: 0419 919 509

Email: jim@morganinsurance.com.au

Authorised Representative of PSC Connect Pty Ltd

ABN 23 141 574 914 AFS Lic No: 344648



You are reminded that the policy mentioned below falls due for renewal on 8/02/2021. To ensure your continued protection, payment must be paid by the due date above. Please call the office if you need extension. A cancellation fee may apply if policy cancelled after the due date.

Michael & Prudence Flannery  
"Spring Creek"  
880 Darby's Falls Road  
COWRA NSW 2794

### TAX INVOICE

This document will be a tax invoice for GST when you make payment

Invoice Date: 29/01/2021

Invoice No: 661674

Our Reference: FLANNERY M

Should you have any queries in relation to this account, please contact your Account Manager  
Jim Morgan

**Class of Policy:** Landlord Insurance  
**Insurer:** HOLLARD PERSONAL INSURANCE  
LVL 465 VICTORIA AVE NSW 2066  
ABN: 78 090 584 473  
**The Insured:** MJ & PJ Flannery Superfund

### RENEWAL

Policy No: PL00001931

Period of Cover:

From 8/02/2021

to 8/02/2022 at 4:00 pm

*Hanna St.*

**Details:** See below and attached schedule for a description of risk(s) insured.

22 Hanna Street

#### PLEASE READ IMPORTANT NOTICES:

##### NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

##### DISPUTES

Clients who are not fully satisfied with our services should contact our complaints officer. PSC Connect Pty Ltd is a member of the Australian Financial Complaints Authority (AFCA) a free consumer service.

#### Your Premium:

Premium	UW Levy	Fire Levy	GST Stamp Duty	Admin Fee	Broker Fee
\$873.86	\$0.00	\$141.57	\$108.59	\$100.53	\$0.00

**TOTAL \$1,295.00**

(A processing fee applies for Credit Card payments)



**Biller Code:** 20362  
**Ref:** 4015968191352882



Pay by credit card (Visa, Mastercard, Amex or Diners) at [www.deft.com.au](http://www.deft.com.au) or Call 1300 78 11 45. A surcharge may apply.  
DEFT Reference Number: 4015968191352882



\*498 401596 08191352882

PSC Connect Pty Ltd

Our Reference: FLANNERY M

Invoice No: 661674



#### Pay by Monthly Instalments



Instalment Amount	\$143.16
Number of Instalments	10
First Instalment Date	8/02/2021

To pay by monthly instalments, [Click Here](#) or visit: <https://www.brokerpoint.com.au/pbmi> and enter Reference: Y7VRGCGCA6

**10 MONTHLY PAYMENTS OF \$143.16 or AMOUNT DUE \$1,295.00**

*Paid 8/2/21*

### Schedule of Insurance

<b>Class of Policy:</b> Landlord Insurance	<b>Policy No:</b> PL00001931
<b>The Insured:</b> MJ & PJ Flannery Superfund	<b>Invoice No:</b> 661674
	<b>Our Ref:</b> FLANNERY M

**Quote Number** QL00230328  
**Period of Cover** 8/02/2021 to 8/02/2022

**Insured**  
 Insured Name MJ & PJ Flannery Superfund  
 Date of Birth of Oldest Insured 12/08/1953

**Cover Summary**  
 Property Address 22 Hanna Street, COWRA NSW 2794  
 Coverage Accidental Damage  
 Excess Building: \$600 Contents: \$600

#### INFORMATION FROM THE NSW EMERGENCY SERVICES LEVY INSURANCE MONITOR

**Information**  
 The Emergency Services Levy ("ESL") is an amount included by an insurance company in a premium payable for the issue of a regulated contract of insurance for the purpose of recouping emergency service contributions required to be paid by the insurance company and which are used to fund emergency services in NSW in the financial year in which the contract of insurance commences.

**Your renewal premium comparison**  
 The following comparative information has been included to assist you in understanding the impact of the ESL on your insurance premium.

	Last Year*	This Year
Base Premium	\$783.89	\$873.86
Emergency Services Levy	\$98.36	\$141.57
Stamp Duty	\$87.34	\$100.53
GST	\$88.22	\$101.54
<b>Total Premium</b>	<b>\$1,057.81</b>	<b>\$1,217.50</b>

\* Last Year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term, plus or minus any changes you made throughout the policy term.

**The Insurance Monitor**  
 The office of the Insurance Monitor was established, in June 2016, as an independent body. Among the functions of that office is to provide information and advice about emergency services levy reform and to monitor the prices for the issue of regulated contracts of insurance. Professor Allan Fels AO and Professor David Cousins AM were appointed by the NSW Government as the Emergency Services Levy Insurance Monitor and Deputy Monitor, respectively on 8 June 2016.

**If you would like further information**  
 Contact PSC Connect Pty Ltd (NSW) in the first instance if you have questions about your policy.  
 Information about the Insurance Monitor can be found at: [www.eslinsurancemonitor.nsw.gov.au](http://www.eslinsurancemonitor.nsw.gov.au)

**Property Details**  
**Property Address: 22 Hanna Street, COWRA NSW 2794**

Occupancy Type Rented to Tenants (long term basis)  
 Building Type Freestanding House  
 Cover Type Building and Contents

**Sum Insured**  
 Building replacement value \$454,230  
 Contents sum insured (excluding Special Contents) \$22,763  
 Special Contents No

## Schedule of Insurance

Page 3 of 3

<b>Class of Policy:</b> Landlord Insurance	<b>Policy No:</b> PL00001931
<b>The Insured:</b> MJ & PJ Flannery Superfund	<b>Invoice No:</b> 661674
	<b>Our Ref:</b> FLANNERY M

## Liability Cover

\$20,000,000\*

\* Please refer to the PDS for coverage, sum insured and detailed terms and conditions

## Optional Extensions

Is your property managed by a professional property agent	Yes
Do you want cover for Theft by a Tenant	No
Do you want cover for Loss of Rent	Yes
Loss of Rent Sum Insured	\$17,700
Do you want cover for Rent Default	Yes

## Building Details

## Construction

Walls	Brick Veneer
Roof	Tiles
Year Built	1990 – 1999
Number of levels	1
Quality	Top of the range
Swimming pool, outdoor spa or lift	No

## Security

What best describes security on the property's externally accessible doors?	Deadlocks Only
What best describes security on the property's externally accessible windows?	Key Operated Locks Only
Alarm Security	None

## Interested Parties

None

## Notes

Printable notes	None
-----------------	------

Document template version: 02.11.00.00

From: Martins Electrical (Cowra Bi-Rite) cowra@birite.com.au  
 Subject: [INVOICE] NCRAA87-SIN  
 Date: 14 December 2020 at 11:15 am  
 To: Michael & Prue Flannery mjpflannery@iinet.net.au

Please see attached invoice

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*paid 31.12.20*



**Store Details:**  
 Martins (Cowra)  
 (Lachlan Valley Refrigeration Pty Ltd.)  
 57 Kendal Street Cowra NSW. 2794  
 cowra@birite.com.au  
 0265422244  
 ABN: 18001834057  
 ARC: AUN03139

**Customer Information:**  
 Michael & Prue Flannery  
 880 Dabrys Falls Road Cowra NSW. 2794  
 mjpflannery@iinet.net.au  
 0421646742  
**Delivery Address:**  
 880 Dabrys Falls Road Cowra NSW. 2794

Tax Invoice #	NCRAA87-SIN
Sale Reference	NCRAAC5-SAL
Date Created	14 December 2020
Salesperson	Danielle Hudson

Item	Brand	Description	Type	Quantity	Unit Price	Amount
CS CURZBOVNR	PANASALES	8.0 KW INVERTER SPLIT SYSTEM AIR CON	New	1	\$2,599.00	\$2,599.00
MARINS	MARTINS	Installation	New	1	\$650.00	\$650.00
<b>Sub Total</b>						<b>\$3,249.00</b>
<b>GST</b>						<b>\$295.36</b>
<b>Total</b>						<b>\$3,249.00</b>

**Deliveries**  
 ID: NCRAACC-DEL | 14 December 2020 11:14 |  
 Delivered To: Michael & Prue Flannery, 880 Dabrys Falls Road Cowra, NSW, 2794.

Product	Description	Location	Type	Qty
CS CURZBOVNR	8.0 KW INVERTER SPLIT SYSTEM AIR CON	Store	New	1
MARINS	Installation	Store	New	1

**Sales and Customer Details**

Sale Total Price (incl)	\$3,249.00	Bank	Commonwealth, Cowra
Sale GST	\$295.36	BSB	062-529
Owed To Account	\$3,249.00	Number	2801-2106
Sale Balance	\$0.00		

**SALE NOTES**

Supply & Install EXCLUDING ELECTRICAL  
 22 Hanna St  
 S/N 4863001300 6581006195

OVERALL CUSTOMER ACCOUNT BALANCE OWING: \$3,249.00

Please retain this invoice for Backup Plan purposes



# TAX INVOICE

Michael Flannery  
880 Darby's falls Road  
COWRA N.S.W 2794

**Invoice Date**  
17 Dec 2020  
**Invoice Number**  
INV-3310  
**ABN**  
58 678 382 473

Watmore Electrical Pty  
Ltd  
atf Watmore Family Trust  
14 Amaroo Ave  
COWRA NSW 2794  
Email  
margaret@watmore.com  
.au  
Phone 6342 3874  
Mobile 0408699356

Description	Quantity	Unit Price	GST	Amount AUD
14.12.20 Wire split unit air conditioner at 22 Hanna Street Cowra STEVE 6 hrs	6.00	75.00	10%	450.00
Isolator	1.00	35.00	10%	35.00
RCD Circuit Breaker & cover	1.00	50.00	10%	50.00
Active link at switchboard	1.00	15.00	10%	15.00
Contröll link cable	1.00	15.00	10%	15.00
4mm T & Esupply cable	1.00	120.00	10%	120.00
Conduit	1.00	10.00	10%	10.00
			Subtotal	695.00
			TOTAL GST 10%	69.50
			<b>TOTAL AUD</b>	<b>764.50</b>

**Due Date: 14 Jan 2021**  
Please pay Watmore Electrical Pty Ltd  
Westpac account  
BSB 032833  
Account 489070  
If paying by direct credit please include the invoice number as your reference

*Paid*  
*31/12/20*

✂

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## PAYMENT ADVICE

To: Watmore Electrical Pty Ltd  
atf Watmore Family Trust  
14 Amaroo Ave  
COWRA NSW 2794  
Email [margaret@watmore.com.au](mailto:margaret@watmore.com.au)  
Phone 6342 3874  
Mobile 0408699356

Customer	Michael Flannery
Invoice Number	INV-3310
Amount Due	764.50
Due Date	14 Jan 2021

Amount Enclosed \_\_\_\_\_

Enter the amount you are paying above

**From:** Martins Electrical (Cowra Bi-Rite) cowra@birite.com.au  
**Subject:** [QUOTE] NCRA9904-SAL  
**Date:** 23 November 2020 at 2:14 pm  
**To:** Michael & Prue Flannery mjpflannery@inet.net.au

Please see attached quote

--  
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**Store Details:**  
 Martins (Cowra)  
 (Lachlan Valley Refrigeration Pty Ltd.)  
 57 Kendal Street Cowra NSW, 2794  
 ☎ cowra@birite.com.au  
 ☎ 0265422244  
 ABN: 18001834037  
 ARC: AWD5139

**Customer Information:**  
 Michael & Prue Flannery  
 880 Dalrys Falls Road Cowra NSW, 2794  
 ☎ mjpflannery@inet.net.au  
 ☎ 0421646742  
**Delivery Address:**  
 880 Dalrys Falls Road Cowra NSW, 2794

Quote Reference	NCRA
Quote Expiry	23 Dec 202
Date Created	23 November
Created By	Darr

**Items ordered**

Item	Brand	Description	Type	Qty	Invoiced	Price (incl.)
CSCUR220VKB	PANASALES	8.0 KW INVERTER SPLIT SYSTEM AIR CON	New	1	0	\$2,599.00
MARTINS	MARTINS	Installation	New	1	0	\$650.00

**Details:**  
 Printed on 23 November 2020 14:14  
**NOTES:**  
 22 Hanna St  
 Supply and install EXCLUDING ELECTRICAL

Sub Total (excl.)	\$3249-
GST included	
Sale Balance	

**COMMENTS**

BSB 062 529 Account No. 2801-2106  
 When paying by direct deposit please use the name on the INVOICE as the REFERENCE  
 ALL GOODS PURCHASED REMAIN THE PROPERTY OF MARTINS UNTIL PAID IN FULL



# QUOTE

Mr Michael Flannery  
'Springridge'  
880 Darbys Falls Road  
Cowra  
NSW 2794

**Date**  
12 October 2020

8 Redfern Street  
(PO Box 481)  
COWRA NSW 2794

**Expiry Date**  
11 November  
2020

**Quote Number**  
QT00739

**ABN**  
14164467547

Supply and install the following split system air conditioner at 22 Hanna St:

*Note: The following price includes the electrical connection back to an existing switchboard on the building. Any upgrading of the mains or switch board is not included in the price. You are advised to check that your electrical supply is adequate to run the following system.*

Description	Quantity	Unit Price	Amount
Daikin FTXM60U, 6kW ( In stock)	1	3,090.00	3,090.00
		Subtotal	3,090.00
		Includes GST	280.91
		<b>Total AUD</b>	<b>3,090.00</b>

A deposit of 40% is required, progress payments may be requested throughout the installation process with the balance due upon the completion of installation and commissioning of the system. The above prices are firm for 30 days.

PLEASE NOTE: Title or ownership of all goods described on this quotation will be retained by Kilby's Heating and Cooling until the full purchase price of these goods has been received by us, the supplier.

We are committed to quality workmanship and customer service and assure your total satisfaction with Australia's leading brands.

Kilby's Heating and Cooling hold Air Conditioning Contractors licence No. 184188C.

Thank you for the opportunity to submit this proposal. Should you have any questions regarding this quote please do not hesitate to contact our office on 02 6342 3233.

I/We accept the above terms and recognise this to be a legal and binding Contract between Kilby's Heating and Cooling and the above named.



# QUOTE

Mr Michael Flannery  
 'Springridge'  
 880 Darbys Falls Road  
 Cowra  
 NSW 2794

**Date**  
 12 October 2020

8 Redfern Street  
 (PO Box 481)  
 COWRA NSW 2794

**Expiry Date**  
 11 November  
 2020

**Quote Number**  
 QT00740

**ABN**  
 14164467547

Supply and install the following split system air conditioner at 22 Hanna St:

*Note: The following price includes the electrical connection back to an existing switchboard on the building. Any upgrading of the mains or switch board is not included in the price. You are advised to check that your electrical supply is adequate to run the following system.*

Description	Quantity	Unit Price	Amount
Mitsubishi Electric MSZAP60VGKIT, 6kW ( Pending availability)	1	2,930.00	2,930.00
		Subtotal	2,930.00
		Includes GST	266.36
		<b>Total AUD</b>	<b>2,930.00</b>

A deposit of 40% is required, progress payments may be requested throughout the installation process with the balance due upon the completion of installation and commissioning of the system. The above prices are firm for 30 days.

PLEASE NOTE: Title or ownership of all goods described on this quotation will be retained by Kilby's Heating and Cooling until the full purchase price of these goods has been received by us, the supplier.

We are committed to quality workmanship and customer service and assure your total satisfaction with Australia's leading brands.

Kilby's Heating and Cooling hold Air Conditioning Contractors licence No. 184188C.

Thank you for the opportunity to submit this proposal. Should you have any questions regarding this quote please do not hesitate to contact our office on 02 6342 3233.

I/We accept the above terms and recognise this to be a legal and binding Contract between Kilby's Heating and Cooling and the above named.

**M&C Sutherland**  
 76 Brissenden Road  
 COWRA NSW 2794  
 0428510991  
 mandcsutherland@gmail.com  
 ABN 47136441523

**Tax Invoice 1866**

**BILL TO**  
 Michael Flannery

DATE 11/08/2020	PLEASE PAY A\$107.25	DUE DATE 26/08/2020
--------------------	-------------------------	------------------------

DATE	DESCRIPTION	AMOUNT
	Job address - 22 Hanna St Repair water leak.	107.25
Mark Sutherland	INCLUDES GST TOTAL	9.75
Licence number - 65397C	TOTAL	107.25
TOTAL DUE		A\$107.25

THANK YOU.

*Paid*  
*13/8/20*

To pay via EFT:  
 NAB Cowra  
 BSB - 082 534  
 Acc - 82091 4609



# Financial Year Statement

Statement period

From: 1 July 2020

To: 30 June 2021

20/21

PRUDENCE FLANNERY  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

**Property**

96 Brisbane St, Cowra NSW

Details	GST	Expense	Income
Rent *	\$131.26		\$24,405.18
Sewer Rates Reimbursed from Tenant			\$265.15
Water Usage Reimbursed from Tenant			\$192.30
Water/Sewer usage & access reimbursed by tenant			\$463.21
Management Fee	\$126.86	\$1,395.59	
Plumbing Repairs	\$118.00	\$1,298.00	
Sundry Fee	\$3.00	\$33.00	
Water and Sewerage Rates		\$920.64	
Water Rates paid to Shire Council		\$509.66	
	\$247.86	\$4,156.89	\$25,325.84

**Net Position at End of Period**

**\$21,168.95**

\* Total rent deduction(s) of \$0.00 applied during the statement period.  
NOTE: Includes rent deduction(s) and removal of rent deductions.



# Financial Year Statement

**Statement period**

From: 1 July 2020

To: 30 June 2021

PRUDENCE FLANNERY  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

**Property**

96 Brisbane St, Cowra NSW

Details	GST	Expense	Income
Rent *	\$131.26		\$24,405.18
Water/Sewer usage & access reimbursed by tenant			\$463.21
Management Fee	\$126.86	\$1,395.57	
Plumbing Repairs	\$118.00	\$1,298.00	
Sundry Fee	\$3.00	\$33.00	
Water and Sewerage Rates		\$463.21	
Water Rates paid to Shire Council		\$509.66	
	\$247.86	\$3,699.44	\$24,868.39

**Net Position at End of Period**
**\$21,168.95**

\* Total rent deduction(s) of \$0.00 applied during the statement period.  
 NOTE: Includes rent deduction(s) and removal of rent deductions.





Friday 9<sup>th</sup> July 2020

Dear Landlord,

Please be advised there has been an issue with the figures on your end of financial year statement.

We have been working with our software provider and now have corrected this.

**Please see enclosed statement containing the correct information for financial year 2020-2021.**

Should you have any further questions, please do not hesitate to contact the office on (02) 6341 1311 or [tanisha@cowrarealestate.com](mailto:tanisha@cowrarealestate.com)

Yours faithfully,

**COWRA REAL ESTATE**

**Tanisha Whatman**  
**Property Manager**

**Cowra Real Estate**

PO Box 513

Cowra NSW 2794

P 02 6341 1311

F 02 6341 1234

E [info@cowrarealestate.com](mailto:info@cowrarealestate.com)

 [cowrarealestate](http://cowrarealestate.com)

Cowra Property Pty Ltd  
Trading as Cowra Real Estate  
ABN 94 634 101 312



# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

<b>Account</b>	BRISBA96
<b>Statement number</b>	9
<b>Statement period</b>	31 May 2021 - 30 June 2021
<b>For property</b>	96 Brisbane St, Cowra NSW
<b>Current Tenancy</b>	MediSpring Pty Ltd Rent: \$2,506.30 Monthly Paid to: 31/05/21 plus \$2,206.81 part payment

Balance Brought Forward \$0.00

Income	Credit
MediSpring Pty Ltd - RENT - 01/05/2021 to 31/05/2021 (part payment \$2,206.81)	\$2,506.30

**Total income:** **\$2,506.30**  
 Includes GST of: **\$0.00**

Expenses	Debit
21/06/21 - water rates 96 Brisbane	\$509.66
27/06/21 - Sundry Fee EOM (27/06/2021) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$5.50
30/06/21 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$137.85

**Total expenses:** **\$653.01**  
 Includes GST of: **\$13.03**

Payments to owner	
30/06/21	\$1,853.29

**Total payments: Balance (\$0.00) + income (\$2,506.30) - expenses (\$653.01) - total held in trust (\$0.00) = **\$1,853.29****

# Cowra Council

ABN 26 739 454 579      Ph: 02 6340 2029      Cowra Council  
 Fax: 02 6340 2011      116 Kendal Street  
 Private Bag 342  
 Cowra NSW 2794



1525  
 M J & P J Flannery  
 Spring Creek  
 880 Darbys Falls Road  
 COWRA NSW 2794

*Received  
 18/06/2021*

Payment may be made at the Council Chambers  
 116 Kendal Street Cowra.  
 Receiving Hours: Monday to Friday 8.30am to 4.30pm  
 Payment may also be made at the Council Agencies  
 located at 26 Parkes Street Woodstock and 9 King Street  
 Gooloogong.

**Assessment Number:** 42590      **Property Location:** 96 Brisbane Street COWRA NSW 2794  
**Issue Date:** 11/02/2021      **LOT 7 DP 37330 (836.200 SQUARE METRES)**  
**Due Date:** 19/03/2021

Meter Number	Previous Read Date	Previous Read	Current Read Date	Current Read	Consumption
R08040383	29/09/2020	1233	28/01/2021	1276	43
		KI Billed	Sewer Discharge Factor	Rate/KI	Charge
Water Usage Charge		43		2.52	\$108.36
Water Access Charge					\$119.66
Sewer Usage Charge		43	0.95	0.84	\$34.31
Non-Res Sewer Access 20mm					\$247.33
Balance Brought Forward					\$0.00
Pension Rebate					\$0.00
<b>Total Amount Owing</b>					<b>\$509.66</b>

*21/06/2021 entered to tenant*

NB: Interest on overdue charges will be 0% from 1st July, 2020 to 31st December 2020, then will accrue on a daily basis at 7% from 1st January 2021 to 30 June 2021. The Local Government Act provides for all water supply disconnection if charges are not paid by the due date.

Cowra Council

Please detach and forward with payment

**Name:** M J & P J Flannery  
**Assessment Number:** 42590  
**Total Amount:** \$509.66  
**Due Date:** 19/03/2021

Mastercard and Visa payments can be made over the telephone via BPoint 1300 276 468.

**BPAY**      Offer Code 89557  
 Ref 42590  
 Telephone & Internet Banking - 1300 276 468

If receipt is required, please sign here : \_\_\_\_\_

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# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

<b>Account</b>	BRISBA96
<b>Statement number</b>	8
<b>Statement period</b>	30 April 2021 - 31 May 2021
<b>For property</b>	96 Brisbane St, Cowra NSW
<b>Current Tenancy</b>	MediSpring Pty Ltd Rent: \$2,506.30 Monthly Paid to: 30/04/21 plus \$2,206.81 part payment

Balance Brought Forward \$0.00

Income	Credit
MediSpring Pty Ltd - RENT - 01/04/2021 to 30/04/2021 (part payment \$2,206.81)	\$2,406.47

**Total income:** **\$2,406.47**  
 Includes GST of: **\$0.00**

Expenses	Debit
27/05/21 - Sundry Fee EOM (27/05/2021) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$5.50
31/05/21 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$132.36

**Total expenses:** **\$137.86**  
 Includes GST of: **\$12.53**

Payments to owner	
31/05/21	\$2,268.61

**Total payments: Balance (\$0.00) + income (\$2,406.47) - expenses (\$137.86) - total held in trust (\$0.00) = **\$2,268.61****



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**M&C Sutherland**  
76 Brissenden Road  
COWRA NSW 2794  
0428510991  
mandcsutherland@gmail.com  
ABN 47136441523

Tax Invoice 2254

**INVOICE TO**  
Michael Flannery

DATE  
8/15/21

PLEASE PAY  
A\$448.50

DUPLICATE  
10/15/21

DATE	DESCRIPTION	AMOUNT
	96 Brisbane St Locate and clear blockage in sewer line using drain cleaning machine. Repair basin tap to eliminate water hammer.	448.50
Mark Sutherland Licence number - 65397C	INITIALS 65 3 4 DATE	40.77 448.50
		A\$448.50

*Paid  
8/16/21*

To pay via EFT:  
NAB Cowra  
BSB - 082 534  
Acc - 82091 4609

TAX INVOICE

*Handwritten scribble*

To Flannery, MJ & PJ  
Darbys Falls Road  
COWRA NSW 2794

From Robert J Dezorzi  
66 Macquarie Street  
COWRA NSW 2794  
Phone: 0418 876 631  
robertdezorzi@yahoo.com  
ABN: 69 905 429 351

Invoice Number INV-0021

Issued 5 May 2021

Due 12 May 2021, 8 days overdue

Description	Quantity	Unit Price	GST	Amount AUD
Labour	1.00	1,200.00	10%	1,200.00
Materials	1.00	250.00	10%	250.00
Subtotal				1,450.00
Total GST 10%				145.00
<b>Amount Due AUD</b>				<b>1,595.00</b>

Payment due within 7 days from date on invoice

Banking Details:

Robert Dezorzi  
BSB: 062 165  
Account: 1013 4853

*Handwritten: Surgery*

*Handwritten: Paid 20/5/21*



# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

Account	BRISBA96
Statement number	7
Statement period	31 March 2021 - 30 April 2021
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,506.30 Monthly Paid to: 31/03/21 plus \$2,306.64 part payment

Balance Brought Forward \$0.00

Income	Credit
MediSpring Pty Ltd - RENT - 01/03/2021 to 31/03/2021 (part payment \$2,306.64)	\$2,406.47

**Total income: \$2,406.47**  
 Includes GST of: \$0.00

Expenses	Debit
27/04/21 - Sundry Fee EOM (27/04/2021) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$5.50
30/04/21 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$132.36

**Total expenses: \$137.86**  
 Includes GST of: \$12.53

Payments to owner	
30/04/21	\$2,268.61

**Total payments: Balance (\$0.00) + income (\$2,406.47) - expenses (\$137.86) - total held in trust (\$0.00) = \$2,268.61**



# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

Account	BRISBA96
Statement number	6
Statement period	26 February 2021 - 31 March 2021
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,406.47 Monthly Paid to: 28/02/21 plus \$2,406.47 part payment

Balance Brought Forward \$0.00

**Income** **Credit**

MediSpring Pty Ltd - RENT - 28/02/2021 to 28/02/2021 (part payment \$2,406.47) \$2,406.47

**Total Income:** **\$2,406.47**  
**Includes GST of:** **\$0.00**

**Expenses** **Debit**

31/03/21 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$132.36

**Total expenses:** **\$132.36**  
**Includes GST of:** **\$12.03**

**Payments to owner**

31/03/21 **\$2,274.11**

**Total payments:** Balance (\$0.00) + Income (\$2,406.47) - expenses (\$132.36) - total held in trust (\$0.00) = **\$2,274.11**





# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

<b>Account</b>	BRISBA96
<b>Statement number</b>	5
<b>Statement period</b>	29 January 2021 - 26 February 2021
<b>For property</b>	96 Brisbane St, Cowra NSW
<b>Current Tenancy</b>	MediSpring Pty Ltd Rent: \$2,406.47 Monthly Paid to: 28/02/21

Balance Brought Forward \$0.00

Income	Credit
MediSpring Pty Ltd - RENT - 01/01/2021 to 28/02/2021	\$3,369.06
19/02/21 - MediSpring Pty Ltd - Invoice - Invoice 461, difference in rent for Nov/Dec as rent reduction had not been adjusted back to original amount \$1684.53-2406.07=\$721.94x2=1443.88	\$1,443.88
<b>Total income:</b>	<b>\$4,812.94</b>
Includes GST of:	\$131.26

Expenses	Debit
19/02/21 - Management Fee - Invoices to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$79.41
26/02/21 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$185.30
<b>Total expenses:</b>	<b>\$264.71</b>
Includes GST of:	\$24.07

Payments to owner	
26/02/21	\$4,548.23
<b>Total payments: Balance (\$0.00) + Income (\$4,812.94) - expenses (\$264.71) - total held in trust (\$0.00) =</b>	<b>\$4,548.23</b>





# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
 SPRING CREEK, 880 DARBYS FALLS RD  
 COWRA NSW 2794

Account	BRISBA96
Statement number	4
Statement period	30 November 2020 - 31 December 2020
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$1,684.53 Monthly Paid to: 31/12/20 plus \$1,443.88 part payment

Balance Brought Forward \$0.00

Income	Credit
04/12/20 - MediSpring Pty Ltd - Invoice - Invoice 367, water usage & access 29kL 26/5/20-29/9/20	\$192.74
04/12/20 - MediSpring Pty Ltd - Invoice - Invoice 367, sewer usage & access 29kL 26/5/20-29/9/20	\$270.47
<b>Total Income:</b>	<b>\$463.21</b>
Includes GST of:	\$0.00

Expenses	Debit
04/12/20 - Management Fee - Invoices to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$25.48
27/12/20 - Sundry Fee EOM (27/12/2020) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$5.50
30/12/20 - clear blockage 96 Brisbane St	\$374.00
<b>Total expenses:</b>	<b>\$404.98</b>
Includes GST of:	\$36.82

Payments to owner	
31/12/20	\$58.23
<b>Total payments: Balance (\$0.00) + income (\$463.21) - expenses (\$404.98) - total held in trust (\$0.00) =</b>	<b>\$58.23</b>



# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

Account	BRISBA96
Statement number	3
Statement period	2 November 2020 - 1 December 2020
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$1,684.53 Monthly Paid to: 31/12/20 plus \$1,443.88 part payment

Balance Brought Forward ..... \$0.00

Income	Credit
MediSpring, Medinova Pty Ltd & - RENT - 01/11/2020 to 31/12/2020 (part payment \$1,443.88)	\$4,812.94
<b>Total income:</b>	<b>\$4,812.94</b>
Includes GST of:	\$0.00

Expenses	Debit
27/11/20 - Sundry Fee EOM (27/11/2020) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$5.50
30/11/20 - water & sewer rates - 96 Brisbane	\$463.21
30/11/20 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)	\$264.71
<b>Total expenses:</b>	<b>\$733.42</b>
Includes GST of:	\$24.56

Payments to owner  
30/11/20 ..... \$4,079.52

**Total payments: Balance (\$0.00) + income (\$4,812.94) - expenses (\$733.42) - total held in trust (\$0.00) = \$4,079.52**

*30/11/20 hv.* ✓

# Cowra Council

## USER PAYS - WATER ACCOUNT

Cowra Council  
116 Kendal Street  
Private Bag 342  
Cowra NSW 2794

ABN 26 739 454 579

Ph: 02 6340 2029  
Fax: 02 6340 2011



1448  
M J & P J Flannery  
Spring Creek  
880 Darbys Falls Road  
COWRA NSW 2794

Payment may be made at the Council Chambers  
116 Kendal Street Cowra.  
  
Recepting Hours: Monday to Friday 8.30am to 4.30pm  
  
Payment may also be made at the Council Agencies  
located at 26 Parkes Street Woodstock and 9 King Street  
Gooloogong.

Assessment Number: 42590  
Issue Date: 27/10/2020  
Due Date: 30/11/2020

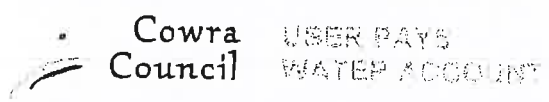
Property Location: 96 Brisbane Street COWRA NSW 2794  
LOT 7 DP 37330 (836.200 SQUARE METRES)

Meter Number	Previous Read Date	Previous Read	Current Read Date	Current Read	Consumption
R08040383	26/05/2020	1204	29/09/2020	1233	29
		<b>KI Billed</b>	<b>Sewer Discharge Factor</b>	<b>Rate/KI</b>	<b>Charge</b>
<b>Water Usage Charge</b>		29		2.52	\$73.08
<b>Water Access Charge</b>					\$119.66
<b>Sewer Usage Charge</b>		29	0.95	0.84	\$23.14
<b>Non-Res Sewer Access 20mm</b>					\$247.33
<b>Balance Brought Forward</b>					\$0.00
<b>Pension Rebate</b>					\$0.00
<b>Total Amount Owning</b>					<b>\$463.21</b>

*entered to tenant*

**PAID**  
DATE: \_\_\_\_\_ CHQ. No. \_\_\_\_\_

NB: Interest on overdue charges will be 0% from 1st July, 2020 to 31st December 2020, then will accrue on a daily basis at 7% from 1st January 2021 to 30 June 2021. The Local Government Act provides for all water supply disconnection if charges are not paid by the due date.



Please detach and forward with payment

Name: M J & P J Flannery  
Assessment Number: 42590  
Total Amount: \$463.21  
Due Date: 30/11/2020

Mastercard and Visa payments can be made over the telephone via BPoint 1300 276 468.

**BPAY** Biller Code: 89557 Ref: 42590

The information on this document is for your information only. It is not intended to be used as a receipt or as proof of payment. For more information please contact your bank or the BPay service.

If receipt is required, please sign here : \_\_\_\_\_

# Cowra Council

## Non Residential 2020/2021

Meter Size		
Access Charges	20mm	\$359.00
	25mm	\$561.00
	32mm	\$921.00
	40mm	\$1,440.00
	50mm	\$2,261.00
	80mm	\$2,782.00
	100mm	\$4,346.00
	150mm	\$9,781.00

Usage Charges		
Consumption	All consumption per kl	\$2.52/kl

Average daily water consumption this period: 0.2302 kilolitres  
 Average daily water consumption same period last year: 0.1681 kilolitres

## Sewer 2020/2021

Meter Size		
Access Charges	20mm	\$742.00
	25mm	\$764.00
	32mm	\$787.00
	40mm	\$812.00
	50mm	\$835.00
	80mm	\$860.00
	100mm	\$887.00
	150mm	\$914.00

Usage Charges		
Consumption	All usage charged at	\$0.84/kl



# Owner Statement

Tax Invoice

PRUDENCE FLANNERY  
SPRING CREEK, 880 DARBYS FALLS RD  
COWRA NSW 2794

<b>Account</b>	BRISBA96
<b>Statement number</b>	2
<b>Statement period</b>	1 September 2020 - 1 October 2020
<b>For property</b>	96 Brisbane St, Cowra NSW
<b>Current Tenancy</b>	MediSpring, Medinova Pty Ltd & Rent: \$1,684.53 Monthly Paid to: 31/10/20

**Balance Brought Forward** **\$0.00**

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**Income**

---

**Total Income:** **\$0.00**  
**Includes GST of:** **\$0.00**

**Expenses**

---

**Total expenses:** **\$0.00**  
**Includes GST of:** **\$0.00**

**Funds withheld for the following upcoming expenses**

---

Pending payment for Cowra Property Pty Ltd (Agency Fee) - Sundry Fee EOM (27/09/2020) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) (\$5.50)

---

**Total held in trust** **\$0.00**

**Payments to owner**

---

**Total payments:** Balance (\$0.00) + income (\$0.00) - expenses (\$0.00) - total held in trust (\$0.00) = **\$0.00**



# Owner Statement

Tax Invoice

<b>Account</b>	BRISBA96
<b>Statement number</b>	1
<b>Statement period</b>	31 July 2020 - 1 September 2020
<b>For property</b>	96 Brisbane St, Cowra NSW
<b>Current Tenancy</b>	MediSpring, Medinova Pty Ltd & Rent: \$1,684.53 Monthly Paid to: 31/10/20

P FLANNERY

**Balance Brought Forward** \$0.00

## Income

31/08/20 - MediSpring, Medinova Pty Ltd & - Rent - 01/08/2020 to 30/09/2020 (part payment \$1,276.71) \$4,645.77

31/08/20 - MediSpring, Medinova Pty Ltd & - Rent - Invoice 81, Rent increase 01/09/19-29/02/2020 - 96 Brisbane \$407.82

**Total income:** \$5,053.59  
Includes GST of: \$0.00

## Expenses

27/08/20 - Sundry Fee EOM (27/08/2020) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

31/08/20 - replacement hot water system - 96 Brisbane \$924.00

31/08/20 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$305.74

**Total expenses:** \$1,235.24  
Includes GST of: \$112.29

## Payments to owner

31/08/20 \$3,818.35

**Total payments:** Balance (\$0.00) + income (\$5,053.59) - expenses (\$1,235.24) - total held in trust (\$0.00) = \$3,818.35 ✓