

CONSULTANT ONLY

Group Name:				
Superfund Name: THOMAS SUPERANNUATION FUND				
<input type="checkbox"/> FFR		Year: 2021	Consultant	Reviewer
			Initial:	MS
			Date:	20/4/22
Notes:				
1. Prestart checks				Yes
Check Trust Deed details check addresses and trustees, beneficiaries are up to date XPM				✓
Confirm Individual office holders address and DOB, Check email, bank account details on client engagement form are correct in XPM				✓
Check Lodgment Status - If download/print prefills and applicable reports and discuss with client				✓
Setup Job in XPM and Create all Tax Returns to be completed under this job, add tax Return and Upload Prefills				✓
Accounting Software used	<input checked="" type="checkbox"/> BGL360	<input type="checkbox"/> MYOB	<input type="checkbox"/> Source Records	<input type="checkbox"/> Other write details
2. Workpapers				
Print Trial Balance				
General ledger Review for reallocations				

Profit & Loss items	
Review income (Rental agreements are at market rate, Employer Contributions, Interest, Dividends and Franking amounts)	
Review for non-deductible expenses (Penalties and fines)	
Check interest claimed, loans, ATO SIC or GIC	
Review Depreciation expense	
Check insurance expense	
Reconcile Investment expenses	
Other (please write details)	
Balance sheet items	
Reconcile Cash/bank	
Reconcile Receivables/debtors and write off bad debts	
Reconcile members balances	
Update Assets and Depreciation schedule	
Reconcile Payables/creditors	
Update Financial liabilities including HPs, loans etc.	
Reconcile GST, Taxation and PAYGI Instalments	
Check all assets have been revalued	
Other (please write details)	
Prepare Journals and post	
Print final Trial Balance	
Sent to Auditor and Auditors Report Received	
Print Financials	
Prepare and print tax returns	
Compile for checking	

Order of file for checking:

1. Checklist and client notes
2. Superannuation Engagement letter
3. Return (Already in SuiteFiles)
4. Financials (Already in SuiteFiles)
5. Workpapers
 - a. Final Comparative trial balance after complete
 - b. Journals
 - c. Trial balance or General ledger summary from client software before adjustments
 - d. Supporting evidence in the order of the trial balance (account code noted on top RHS)
 - e. General ledger
 - f. Other
6. ATO printouts
 - a. Balance of ITA & ICA account as at 30th June XXXX
 - b. Client account running balance account
 - c. PAYG Instalments report
7. ASIC printout



TERMS & CONDITIONS

Gibson Tax and Accounting Service Pty Ltd (4You Accounting & Taxation) is authorised to review and assist in preparation, investigation and/or lodgement of Financial Statements, Tax Returns, Business Activity Statements, Taxable Payments Annual Reports and other associated obligations/services for 'Main Entity' and any related companies, trusts, partnerships, and individuals by way of director, trustee, shareholding/ownership, beneficial interests, or spousal relationships.

MAIN ENTITY: Thomas Superannuation Fund

1. I acknowledge that 4You Accounting & Taxation will:

- a) Charge professional fees for all services provided that are based on the time, degree of skill and acumen required to complete the tasks undertaken in line with the indicative fee schedule plus any direct out-of-pocket expenses.
- b) Change my communication preferences with the ATO to forward all digital/physical correspondence to 4You Accounting & Taxation's secure inbox/PO Box, and forward all correspondence received on my behalf by email to my nominated email address. I understand the inherent insecurity of email and authorise all future correspondence to be emailed to me. I understand I am responsible for updating any email changes. I understand that 4You Accounting & Taxation are not responsible for the security of my documents stored by me digitally or otherwise.
- c) Upon request, arrange for fees to be deducted from tax refunds. This service will incur an additional administration charge of \$22.00.

2. I understand that:

- a) In the case where my refund/s are used in part or full to pay off Australian Taxation Office (ATO), Department of Human Services debt or similar, and my 4You Accounting & Taxation invoice is overdue, I agree to pay all outstanding fees immediately.
- b) Accounts are payable within 14 days of invoice date, regardless of any client-initiated request for delay/cease of lodgement.
- c) If I default on any of these payment terms, I authorise GoCardless (user ID 488 299), to make this deduction on 4You Accounting & Taxation's behalf and to debit my account for any shortfall in fees owing to 4You Accounting & Taxation using Bulk Electronic Clearing System (BECS) and understand that this authority includes this Direct Debit Request. I am the authorised signatory of the stated account. I agree not to cancel this authority until any amount outstanding is repaid.
- d) 4You Accounting & Taxation have the right to recover costs of any debt collection activities or proceedings resulting from failure to pay the set fees. I accept responsibility for all collection and court costs incurred in the pursuit of outstanding debt on the account.
- e) 4You Accounting & Taxation will not be responsible for any lodgement penalties and/or interest I may incur.
- f) I will be responsible for any applicable costs and liabilities for adjustments after a data match review from the ATO.
- g) This engagement will continue until revoked by either party by giving the other party 30 days' notice in writing. This document will be effective for future years unless we advise you of any change.
- h) 4You Accounting & Taxation's Privacy Policy is available at www.4you.net.au/accounting/privacy-policy/ or via contacting them at privacy@4you.net.au or 08 9528 5863.

By signing below, I hereby acknowledge that:

- I am an authorised approved client signatory, being a related party to the above-mentioned entities.
- I confirm that I have sighted the fee schedule as at today's date, as referred to above.
- I confirm that the information given in the form is true, complete and accurate.
- I have read and agree to 4You Accounting & Taxation's Privacy Policy.
- I agree to all above terms and conditions.

SIGNATURE: 

DATE: 28-3-22

FULL NAME: Leanne Thomas

Thomas Superannuation Fund
Statement of Taxable Income

For the year ended 30 June 2021

	2021
	\$
Benefits accrued as a result of operations	167,220.70
Less	
Increase in MV of investments	165,658.36
Tax Losses Deducted	1,148.00
Non Taxable Contributions	752.60
	<u>167,558.96</u>
Add	
SMSF non deductible expenses	340.00
	<u>340.00</u>
SMSF Annual Return Rounding	(1.74)
Taxable Income or Loss	<u>0.00</u>
Income Tax on Taxable Income or Loss	0.00
 CURRENT TAX OR REFUND	 <u>0.00</u>
Supervisory Levy	259.00
AMOUNT DUE OR REFUNDABLE	<u>259.00</u>

**Thomas Superannuation Fund
Trial Balance**

As at 30 June 2021

AFTER
CREATE
ENTRIES

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
	24200/BT001	(Contributions) Thomas, Blair - Accumulation			6,744.36
(35,000.00)	24700	Changes in Market Values of Investments			165,658.36
	25000	Interest Received			
(39.79)	25000/001	PTSL Thomas Investments Pty Ltd ATF Thomas Superannuation Fund			14.98
1,544.00	30100	Accountancy Fees		3,016.00	
	30400	ATO Supervisory Levy		1,036.00	
375.00	30700	Auditor's Remuneration		750.00	
	30800	ASIC Fees		55.00	
	37500	Investment Expenses			
326.79	37500/5HURFORDPL	5 HURFORD PLACE, AUGUSTA			
	38200	Fines		340.00	
	41960	Property Expenses - Council Rates			
1,599.00	41960/5HURFORDPL	5 HURFORD PLACE, AUGUSTA			
	42150	Property Expenses - Water Rates			
494.83	42150/5HURFORDPL	5 HURFORD PLACE, AUGUSTA			
30,700.17	49000	Profit/Loss Allocation Account		167,220.70	
	50010	Opening Balance			
(161,488.41)	50010/BT001	(Opening Balance) Thomas, Blair - Accumulation			183,518.85
(63,546.44)	50010/LT001	(Opening Balance) Thomas, Leanne - Accumulation			72,216.17
	52420	Contributions			
0.00	52420/BT001	(Contributions) Thomas, Blair - Accumulation			6,744.36
	53100	Share of Profit/(Loss)			
(22,030.44)	53100/BT001	(Share of Profit/(Loss)) Thomas, Blair - Accumulation			115,671.35
(8,669.73)	53100/LT001	(Share of Profit/(Loss)) Thomas, Leanne - Accumulation			44,804.99
	53330	Income Tax			
0.00	53330/BT001	(Income Tax) Thomas, Blair - Accumulation			647.83
0.00	53330/LT001	(Income Tax) Thomas, Leanne - Accumulation			250.94

Thomas Superannuation Fund
Trial Balance

As at 30 June 2021

AFTER
 CREATE
 ENTRIES

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	53800	Contributions Tax			
0.00	53800/BT001	(Contributions Tax) Thomas, Blair - Accumulation		898.77	
	60400	Bank Accounts			
37,151.32	60400/001	PTSL Thomas Investments Pty Ltd ATF Thomas Superannuation Fund		22,894.39	
	77200	Real Estate Properties (Australian - Residential)			
220,000.00	77200/5HURFORDPL	5 HURFORD PLACE, AUGUSTA	1.0000	400,000.00	
	80502	Banking Error			
	80502/00004	Banking Errors 2021		61.33	
(674.30)	85000	Income Tax Payable/Refundable			0.00
(742.00)	86000	PAYG Payable			0.00
				<u>596,272.19</u>	<u>596,272.19</u>

Current Year Profit/(Loss): 167,220.70

Thomas Superannuation Fund
Trial Balance

As at 30 June 2021

*Before
 Create
 Entries*

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
	24200/BT001	(Contributions) Thomas, Blair - Accumulation			6,744.36
(35,000.00)	24700	Changes in Market Values of Investments			
	25000	Interest Received			
(39.79)	25000/001	PTSL Thomas Investments Pty Ltd ATF Thomas Superannuation Fund			14.98
1,544.00	30100	Accountancy Fees		3,016.00	
	30400	ATO Supervisory Levy		1,036.00	
375.00	30700	Auditor's Remuneration		750.00	
	30800	ASIC Fees		55.00	
	37500	Investment Expenses			
326.79	37500/5HURFORDPL	5 HURFORD PLACE, AUGUSTA			
	38200	Fines		340.00	
	41960	Property Expenses - Council Rates			
1,599.00	41960/5HURFORDPL	5 HURFORD PLACE, AUGUSTA			
	42150	Property Expenses - Water Rates			
494.83	42150/5HURFORDPL	5 HURFORD PLACE, AUGUSTA			
30,700.17	49000	Profit/Loss Allocation Account		3,731.18	
	50010	Opening Balance			
(161,488.41)	50010/BT001	(Opening Balance) Thomas, Blair - Accumulation			183,518.85
(63,546.44)	50010/LT001	(Opening Balance) Thomas, Leanne - Accumulation			72,216.17
	52420	Contributions			
0.00	52420/BT001	(Contributions) Thomas, Blair - Accumulation			6,744.36
	53100	Share of Profit/(Loss)			
(22,030.44)	53100/BT001	(Share of Profit/(Loss)) Thomas, Blair - Accumulation		1,517.30	
(8,669.73)	53100/LT001	(Share of Profit/(Loss)) Thomas, Leanne - Accumulation		597.11	
	53800	Contributions Tax			
0.00	53800/BT001	(Contributions Tax) Thomas, Blair - Accumulation		898.77	
	60400	Bank Accounts			

Thomas Superannuation Fund
Trial Balance

As at 30 June 2021

*Before
Create
Entries*

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
37,151.32	60400/001	PTSL Thomas Investments Pty Ltd ATF Thomas Superannuation Fund		22,894.39	
	77200	Real Estate Properties (Australian - Residential)			
220,000.00	77200/5HURFORDPL	5 HURFORD PLACE, AUGUSTA	1.0000	234,341.64	
	80502	Banking Error			
	80502/00004	Banking Errors 2021		61.33	
(674.30)	85000	Income Tax Payable/Refundable			0.00
(742.00)	86000	PAYG Payable			0.00
				<u>269,238.72</u>	<u>269,238.72</u>

Current Year Profit/(Loss): 1,562.34



Australian Government
 Australian Taxation Office

24200/PT001

Agent 4YOU ACCOUNTING & TAXATION
 Client PTSL NOMINEES PTY. LTD.
 ABN 12 610 088 590

Payments

Privacy: For important information about your privacy see our privacy notice

Payment instructions for 01/04/2020 - 30/06/2020

Date lodged 31/07/2020
 Payment made date 31/07/2020
 Status Payment made

ATO 06/08/20

Employees

Employee name	Super guarantee	Additional employer	Salary sacrifice	Employee voluntary	Total	Status
THOMAS, BLAIR - THE TRUSTEE FOR THOMAS SUPERANNUATION FUND	\$332.50	\$0.00	\$0.00	\$0.00	\$332.50	Payment made
THOMAS, LEANNE - THE TRUSTEE FOR SUPER DIRECTIONS FUND	\$332.71	\$0.00	\$0.00	\$0.00	\$332.71	Payment made
Totals	\$665.21	\$0.00	\$0.00	\$0.00	\$665.21	



Australian Government
 Australian Taxation Office

24200/BT001

Agent 4YOU ACCOUNTING & TAXATION
 Client PTSL NOMINEES PTY. LTD.
 ABN 12 610 088 590

Payments

Privacy: For important information about your privacy see our privacy notice

Payment instructions for 01/01/2020 - 31/03/2020

Date lodged 03/07/2020
 Payment made date 16/07/2020
 Status Payment made

ATO 23/07/20

Employees

Employee name	Super guarantee	Additional employer	Salary sacrifice	Employee voluntary	Total	Status
THOMAS, BLAIR - THE TRUSTEE FOR THOMAS SUPERANNUATION FUND	\$665.00	✓ \$0.00	\$0.00	\$0.00	\$665.00	Payment made
THOMAS, LEANNE - THE TRUSTEE FOR SUPER DIRECTIONS FUND	\$665.42	\$0.00	\$0.00	\$0.00	\$665.42	Payment made
Totals	\$1,330.42	\$0.00	\$0.00	\$0.00	\$1,330.42	

24200/BT001



Australian Government
 Australian Taxation Office

Agent 4YOU ACCOUNTING & TAXATION
 Client PTSL NOMINEES PTY. LTD.
 ABN 12 610 088 590

Payments

Privacy: For important information about your privacy see our privacy notice

Payment instructions for 01/07/2020 - 30/09/2020

Date lodged 23/10/2020
 Payment made date 26/10/2020
 Status Payment made

ATO 30/10/20

Employees

Employee name	Super guarantee	Additional employer	Salary sacrifice	Employee voluntary	Total	Status
THOMAS, BLAIR - THE TRUSTEE FOR THOMAS SUPERANNUATION FUND	\$665.01 ✓	\$0.00	\$0.00	\$0.00	\$665.01	Payment made
THOMAS, LEANNE - THE TRUSTEE FOR SUPER DIRECTIONS FUND	\$665.01	\$0.00	\$0.00	\$0.00	\$665.01	Payment made
Totals	\$1,330.02	\$0.00	\$0.00	\$0.00	\$1,330.02	



Australian Government
 Australian Taxation Office

24200/BT001

Agent 4YOU ACCOUNTING & TAXATION
Client PTSL NOMINEES PTY. LTD.
ABN 12 610 088 590

Payments

Privacy: For important information about your privacy see our privacy notice

Payment instructions for 01/10/2020 - 31/12/2020

Date lodged 25/01/2021
Payment made date 25/01/2021
Status Payment made

ATO 01/02/2021

Employees

Employee name	Super guarantee	Additional employer	Salary sacrifice	Employee voluntary	Total	Status
THOMAS, BLAIR - THE TRUSTEE FOR THOMAS SUPERANNUATION FUND	\$665.01 ✓	\$0.00	\$0.00	\$0.00	\$665.01	Payment made
THOMAS, LEANNE - THE TRUSTEE FOR SUPER DIRECTIONS FUND	\$665.01	\$0.00	\$0.00	\$0.00	\$665.01	Payment made
Totals	\$1,330.02	\$0.00	\$0.00	\$0.00	\$1,330.02	



24200 / - B5001

Australian Government
Australian Taxation Office



THE TRUSTEE FOR THOMAS SUPERANNUATION
FUND
577 EIGHTY RD
BALDIVIS WA 6171

Our reference: 7120943784551
Phone: 13 10 20
ABN: 26 688 118 092

11 March 2021

Superannuation remittance advice

To whom it may concern /

An amount of \$294.35 has been forwarded to you from the super co-contribution account for THE TRUSTEE FOR THOMAS SUPERANNUATION FUND as per the enclosed remittance advice.

More information about the remittance process is provided on the back of this page, but if you have any questions please phone **13 10 20** between 8.00am and 6.00pm, Monday to Friday.

Yours faithfully

Grant Brodie
Deputy Commissioner of Taxation

24200 / - B5001

Reading your remittance advice

This remittance advice provides details of super co-contribution payments credited to you for one or more of your members.

Payment for and account details

These details are provided so you can reconcile each payment with the correct member account.

Where you have made a claim for payment, the member and account details will match those you reported to us as part of your claim.

Remittance reference number

This is a unique identifier we assign to the remittance of a member's super co-contribution payment.

It is important to note this number as it needs to be quoted if you are not accepting a particular payment on this remittance.

Payment

This is the total amount of super co-contribution being credited for a member.

Tax file numbers

From 1 July 2007, funds cannot accept any member contributions, including super co-contributions paid by the Australian Taxation Office unless the fund holds a tax file number for that member.

What should you do if you will not be accepting one or more payments on the remittance?

You will need to complete a *Superannuation payment variation advice* (NAT 8451) statement and lodge it and your repayment with us on or before **16 April 2021**.

The *Completing the Superannuation payment variation advice* (NAT 8450) statement instructions will help you fill out this form.

Your repayment can be sent electronically to us by BPAY® or direct credit, or by cheque enclosed with the completed form.

If you are paying by cheque, please refer to the 'How to pay' information on the *Superannuation payment variation advice* (NAT 8451) statement. This will help you to complete the repayment details.

HOW TO PAY

Your payment reference number (PRN) is:

BPAY®



Billers code: 75556
Ref:

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.
More info: www.bpay.com.au

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on **1300 898 089**.
A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit www.ato.gov.au/paymentoptions

24200/- BT001

Superannuation remittance advice

Provider: THE TRUSTEE FOR THOMAS SUPERANNUATION FUND
Tax file number: 496 771 102
Remittance type: Super co-contribution ✓

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Blair Thomas	SMSF11751236336 3	628 259 625	11/7/1977	7026379037730	2020	\$294.35

Payment details	Description	Processed date	Credit
	Super co-contribution remittance	10 March 2021	\$294.35 CR
		Total payment amount	\$294.35 CR



THE TRUSTEE FOR THOMAS SUPERANNUATION
FUND
577 EIGHTY RD
BALDIVIS WA 6171

Our reference: 7118247074521
Phone: 13 10 20
ABN: 26 688 118 092

21 September 2020

**Superannuation Holding Accounts special account (SHAsa)
Transfer of account balances**

To whom it may concern

An amount of \$458.25 is being forwarded to you as per the enclosed remittance advice.

If your fund does not have an active account for one or more of the people listed, you will need to repay us by following the steps overleaf.

Please refer to the back of this letter for other important information.

Yours faithfully

Grant Brodie
Deputy Commissioner of Taxation

24200 / - 55001

Important information

Why we transferred these amounts to your superannuation fund or RSA

These SHAs balances have been transferred to your fund or retirement savings account (RSA) either because you made a claim on behalf of the account holder, the account holder has asked us to transfer the account to you, or we have found that you hold an account in the name of a person listed on the front of this notice.

If your fund or RSA does not have an active account for a listed person

If your fund does not have an active account for one or more of the people listed, you should tell us this in a signed letter headed 'SHA special account rejected entitlements'. Your repayment can be sent electronically to us by direct credit, BPAY®, or cheque. The letter should contain the following details:

- fund or RSA name, tax file number, contact name and telephone number
- listed person's name, date of birth, contribution reference number and amount
- the reason for not accepting the payment, and
- the payment method (direct credit, BPAY® or cheque) and total amount.

The letter and, if applicable, the cheque should be sent to:

Australian Taxation Office
PO Box 3578
ALBURY NSW 2640

Tax file numbers

From 1 July 2007 funds cannot accept any member contributions, including super co-contributions paid by the Australian Taxation Office, unless the fund holds a tax file number (TFN) for that member.

How to report transfers

For self-managed superannuation funds (SMSFs), the employer contributed amount and government super contributed amount must be reported on your SMSF annual return. For all other funds, these amounts must be reported on the member contributions statement (MCS) that you lodge each year.

Employer contributed amounts should be reported for the year that they were transferred to you. For example, you should report the employer contribution component of a SHA special account transfer sent to you on 10 May 2008 on your SMSF annual return or MCS for the year ended 30 June 2008.

There are details on how to correctly report the super co-contribution amount in:

- (for SMSFs) *Instructions: Self managed superannuation fund annual return 2008 (NAT 71606)* or
- (for all other funds) *How to complete the Superannuation member contributions statement (MCS) (NAT 2603)*

How you should treat this transfer for income tax purposes

The employer contributed amount is treated as income of the fund or RSA and is taxed at the normal rate of 15%.

No tax is payable by the fund or RSA for the transferred government super contributed amount. ✓

More information

If you would like more information, visit our website at www.ato.gov.au or phone us on 13 10 20 between 8.00am and 6.00pm, Monday to Friday.

HOW TO PAY

Your payment reference number (PRN) is:

BPAY®



Billers code: 75556
Ref:

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.
More info: www.bpay.com.au

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on 1300 898 089.

A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit www.ato.gov.au/paymentoptions

24200 / BT001

**Superannuation Holding Accounts special account(SHAsa)
Transfer of account balances**

Provider: THE TRUSTEE FOR THOMAS SUPERANNUATION FUND
Tax file number: 496 771 102
Account type: Superannuation Holding Accounts special account (SHAsa)

Name of account	Date of birth	Fund or RSA ref no.	Financial year of payment	Contrib. ref no.	Employer contribution	Government Super contribution
Blair Thomas	11/07/1977	SMSF11751 2363363	2021	7025843444313	\$0.00	\$458.25
Total					\$0.00	\$458.25
Total amount remitted						\$458.25

30100



TAX INVOICE

Thomas Superannuation Fund
 Attention: Blair Thomas
 577 Eighty Rd
 BALDIVIS WA 6171
 AUSTRALIA
 ABN: 26 688 118 092

Invoice Date
 18 May 2021

Invoice Number
 INV-21615

ABN
 60 600 197 000

4You Accounting & Taxation
 PO Box 840
 ROCKINGHAM WA 6968
 AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Preparation and lodgement of Self Managed Superannuation Fund Taxation Return the year ended 30 June 2020.	1.00	363.64	10%	363.64
Preparation of Financial Statements, preparing compliance documents for the year ended 30 June 2020.	1.00	850.00	10%	850.00
Correspondence and advice for the period to date.				
SMSF Audit	1.00	340.91	10%	340.91
			Subtotal	1,554.55
			TOTAL GST 10%	155.45
			TOTAL AUD	1,710.00
			Less Amount Paid	1,710.00
			AMOUNT DUE AUD	0.00

Due Date: 1 Jun 2021

PLEASE INCLUDE YOUR INVOICE NO. IN BANKING REFERENCE IF MAKING PAYMENT ONLINE

BSB 066159

A/c no. 10935332

Credit Card payment is also available by contacting our office on 08 9528 5863.

When paying by cheque, please complete this payment advice, detach and post to the address provided. Please note that our terms are 14 days and unpaid accounts are liable for up to 25% debt collection service fee, added to the unpaid balance.

30100



TAX INVOICE

Thomas Superannuation Fund
Attention: Blair Thomas
577 Eighty Rd
BALDIVIS WA 6171
AUSTRALIA
ABN: 26 688 118 092

Invoice Date
31 Jul 2020

Invoice Number
INV-18383

ABN
60 600 197 000

4You Accounting & Taxation
PO Box 840
ROCKINGHAM WA 6968
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Preparation and lodgement of Self Managed Superannuation Fund Income Tax Return the year ended 30 June 2019.	1.00	363.63	10%	363.63
Preparation of Financial Statements and prepare compliance documents for the year ended 30 June 2019.	1.00	864.55	10%	864.55
Correspondence and advice for the period to date.				
SMSF Audit Auditors Fees	1.00	340.91	10%	340.91
			Subtotal	1,569.09
			TOTAL GST 10%	156.91
			TOTAL AUD	1,726.00
			Less Amount Paid	1,726.00
			AMOUNT DUE AUD	0.00

Due Date: 14 Aug 2020

PLEASE INCLUDE YOUR INVOICE NO. IN BANKING REFERENCE IF MAKING PAYMENT ONLINE

BSB 066159

A/c no. 10935332

Credit Card payment is also available by contacting our office on 08 9528 5863.

When paying by cheque, please complete this payment advice, detach and post to the address provided. Please note that our terms are 14 days and unpaid accounts are liable for up to 25% debt collection service fee, added to the unpaid balance.



TAX INVOICE

PTSL Thomas Investments Pty Ltd
Attention: Leanne
557 Eighty Road
BALDIVIS WA 6171
AUSTRALIA

Invoice Date
25 Jan 2021

Invoice Number
INV-20609

ABN
60 600 197 000

4You Accounting & Taxation
PO Box 840
ROCKINGHAM WA 6968
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
091 ASIC Annual Review - PTSL Thomas Investments Pty Ltd Prepare annual company review minute and review and make any changes necessary during the year. PLEASE NOTE: Your documents will be mailed shortly should you not receive them within a week please contact our office to avoid any ASIC late fees.	1.00	181.82	10%	181.82
			Subtotal	181.82
			TOTAL GST 10%	18.18
			TOTAL AUD	200.00
			Less Amount Paid	200.00
			AMOUNT DUE AUD	0.00

Due Date: 8 Feb 2021

PLEASE INCLUDE YOUR INVOICE NO. IN BANKING REFERENCE IF MAKING PAYMENT ONLINE

BSB 066159

A/c no. 10935332

Credit Card payment is also available by contacting our office on 08 9528 5863.

When paying by cheque, please complete this payment advice, detach and post to the address provided. Please note that our terms are 14 days and unpaid accounts are liable for up to 25% debt collection service fee, added to the unpaid balance.

PAYMENT ADVICE

To: 4You Accounting & Taxation
PO Box 840
ROCKINGHAM WA 6968
AUSTRALIA

Customer PTSL Thomas Investments Pty Ltd
Invoice Number INV-20609
Amount Due 0.00
Due Date 8 Feb 2021
Amount Enclosed

Enter the amount you are paying above

Dashboard

Sales › Invoices › View Overpayment

30100

Paid

Overpayment Options

To PTSL Thomas Investments Pty Ltd *Attention: Leanne*
 557 Eighty Road
 BALDIVIS WA 6171
 AUSTRALIA Edit address
 Date 22 Feb 2021
 Paid into #5332 Gibson Tax & Accting Serv
 Total 1,800.00
 Amounts do not include Tax

Description	Amount	Account	Tax Rate	Office	Employees	Amount AUD
Overpayment of invoice	1,800.00	Trade debtors	BAS Excluded			1,800.00
Subtotal	1,800.00					
Total No GST	0.00					
Total Credit	1,800.00					
Less Cash Refund	22 Feb 2021	1,800.00				
Remaining Credit	0.00					

History & Notes

Cash Refunded by Estelle Cleaver on 23 Feb 2021 at 8:54a.m. Payment made to PTSL Thomas Investments Pty Ltd on 22 February 2021 for 1,800.00. There is no credit remaining on this overpayment.

Show History (3 entries) Hide History (3 entries) Add Note

Note

2500

characters left

SaveCancel





ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

30800
38200

PTSL THOMAS INVESTMENTS PTY LTD
D A GIBSON
PO BOX 840 ROCKINGHAM WA 6968

INVOICE STATEMENT

Issue date 26 Mar 21

PTSL THOMAS INVESTMENTS PTY LTD

ACN 623 979 662

Account No. 22 623979662

Summary

Opening Balance	\$55.00
New items	\$82.00
Payments & credits	\$0.00
TOTAL DUE	\$137.00

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

Transaction details are listed on the back of this page

Please pay

Immediately **\$137.00**

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

PTSL THOMAS INVESTMENTS PTY LTD

ACN 623 979 662

Account No: 22 623979662



22 623979662

TOTAL DUE \$137.00

Immediately \$137.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296239796628



*814 129 0002296239796628 73

Transaction details:

page 2 of 2

30800 +
38200

	Transactions for this period	ASIC reference	\$ Amount
2021-03-26	Late Payment Fee 1	3X6083307480P A	\$82.00
	Outstanding transactions		
2021-01-23	Annual Review - Special Purpose Pty Co	3X6083307480P A	\$55.00
2021-03-26	Late Payment Fee 1	3X6083307480P A	\$82.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 2397 9662 873

Australia Post
Present this payment slip. Pay by cash, cheque or EFTPOS

Phone
Call 13 18 16 to pay by Mastercard or Visa

On-line
Go to postbillpay.com.au to pay by Mastercard or Visa

Mail
Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mall Centre VIC 3841

Billier Code: 17301
Ref: 2296239796628

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



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

page 1 of 2

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

30800
38200

PTSL THOMAS INVESTMENTS PTY LTD
D A GIBSON
PO BOX 840 ROCKINGHAM WA 6968

INVOICE STATEMENT

Issue date 26 Apr 21

PTSL THOMAS INVESTMENTS PTY LTD

ACN 623 979 662

Account No. 22 623979662

Summary

Opening Balance	\$137.00
New items	\$258.00
Payments & credits	\$0.00
TOTAL DUE	\$395.00

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

Transaction details are listed on the back of this page

Please pay

Immediately \$395.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

PTSL THOMAS INVESTMENTS PTY LTD

ACN 623 979 662

Account No: 22 623979662



22 623979662

TOTAL DUE \$395.00
Immediately \$395.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296239796628



*814 129 0002296239796628 73

60400 / - 001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 30
30 JUNE 2020 TO 31 JULY 2020

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$ **37,151.32**

Total Deposits:

\$ **666.51**

Total Withdrawals:

\$ **3,374.72**

Closing Balance:

\$ **34,443.11**

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400 / - 001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
30 JUN	OPENING BALANCE			37,151.32
16 JUL	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {999218} <i>SPLIT (S)</i>	1,330.42	<i>85000 / 85000 / 001</i>	35,820.90
16 JUL	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {997535}	1,934.30	<i>85000</i>	33,886.60
23 JUL	TRANSFER FROM ATO ATO007000012563220 <i>Blair Thomas 24200 / - BT001</i>		665.00 ✓	34,551.60
24 JUL	ANZ MOBILE BANKING PAYMENT 812278 TO 4YOU ACCOUNTING	110.00	<i>30100</i>	34,441.60
31 JUL	CREDIT INTEREST PAID		1.51	34,443.11
TOTALS AT END OF PAGE		\$3,374.72	\$666.51	
TOTALS AT END OF PERIOD		\$3,374.72	\$666.51	\$34,443.11

This Statement Includes

Interest earned on deposits	\$1.51
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Fee Summary

Fees Charged for period: 01 JUL 2020 to 31 JUL 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	2.00	2.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	1.00	1.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account Amount (\$)

Your Relationship Benefit **1.80**

This is made up of:

Value of Free Transactions 1.80

60400 / - 001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 31
31 JULY 2020 TO 31 AUGUST 2020

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$ 34,443.11

Total Deposits:

\$ 1,267.30

Total Withdrawals:

\$ 408.82

Closing Balance:

\$ 35,301.59

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400/-001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
31 JUL	OPENING BALANCE			34,443.11
06 AUG	TRANSFER FROM ATO ATO006000012890325	24200 / B51001	332.50 ✓	34,775.61
12 AUG	TRANSFER FROM ATO ATO003000013135583	85000	933.30	35,708.91
21 AUG	ANZ INTERNET BANKING BPAY SHIRE OF AUGU/MARG (247947)	71200 / SHR		35,300.09
31 AUG	CREDIT INTEREST PAID		1.50	35,301.59
TOTALS AT END OF PAGE		\$408.82	\$1,267.30	
TOTALS AT END OF PERIOD		\$408.82	\$1,267.30	\$35,301.59

This Statement Includes

Interest earned on deposits	\$1.50
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Fee Summary

Fees Charged for period: 01 AUG 2020 to 31 AUG 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	2.00	2.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account

	Amount (\$)
Your Relationship Benefit	1.80
This is made up of:	
Value of Free Transactions	1.80

60400/1001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 32
31 AUGUST 2020 TO 30 SEPTEMBER 2020

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$ **35,301.59**

Total Deposits:

\$ **459.56**

Total Withdrawals:

\$ **4,085.75**

Closing Balance:

\$ **31,675.40**

NEED TO GET IN TOUCH?



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OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400/-001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
31 AUG	OPENING BALANCE			35,301.59
04 SEP	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {460159}	332.50	80502/004	34,969.09
04 SEP	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {460703}	332.71	80502/004	34,636.38
04 SEP	ANZ INTERNET BANKING BPAY SHIRE OF AUGU/MARG {455040}	1,190.35	77200/SHUR	33,446.03
04 SEP	ANZ MOBILE BANKING PAYMENT 457093 TO 4YOU ACCOUNTING	1,726.00	30100	31,720.03
10 SEP	ANZ INTERNET BANKING BPAY WATER CORPORATION {682181}	504.19	77200/SHUR	31,215.84
21 SEP	TRANSFER FROM ATO ATO005000013330443	24200/B5001	458.25	31,674.09
30 SEP	CREDIT INTEREST PAID		1.31	31,675.40
	TOTALS AT END OF PAGE	\$4,085.75	\$459.56	
	TOTALS AT END OF PERIOD	\$4,085.75	\$459.56	\$31,675.40

This Statement Includes

Interest earned on deposits	\$1.31
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Fee Summary

Fees Charged for period: 01 SEP 2020 to 30 SEP 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	4.00	4.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	1.00	1.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not includedSummary of Relationship Benefit for this account Amount (\$)**Your Relationship Benefit** **3.00****This is made up of:**Value of Free Transactions 3.00

60400/1001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 33
10 SEPTEMBER 2020 TO 30 OCTOBER 2020

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$31,675.40

Total Deposits:

\$666.31

Total Withdrawals:

\$0.00

Closing Balance:

\$32,341.71

NEED TO GET IN TOUCH?



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OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

604001-001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
30 SEP	OPENING BALANCE			31,675.40
30 OCT	TRANSFER FROM ATO ATO003000013966769	24200 / 86001	665.01 ✓	32,340.41
30 OCT	CREDIT INTEREST PAID		1.30	32,341.71
TOTALS AT END OF PAGE		\$0.00	\$666.31	
TOTALS AT END OF PERIOD		\$0.00	\$666.31	\$32,341.71

This Statement Includes

Interest earned on deposits	\$1.30
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Fee Summary

Fees Charged for period: 01 OCT 2020 to 30 OCT 2020

Summary of ANZ Transaction Fees

Transactions	Fee Per		Total Charge (\$)
	Total	Transaction (\$)	

Transaction Fees

EFTPOS/PHONE BANKING WDL	1.00	1.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account

Amount (\$)

Your Relationship Benefit	0.60
---------------------------	------

This is made up of:

Value of Free Transactions	0.60
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60400/-001

Account Number 2322-40409

Transaction Details

More information: [View our Transaction Details page](#)

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
30 OCT	OPENING BALANCE			32,341.71
23 NOV	ANZ MOBILE BANKING PAYMENT 102060 TO MARK GRAHAM	1,320.00	772.00 / SHUR	31,021.71
30 NOV	ANZ INTERNET BANKING BPAY WATER CORPORATION (852410) EFFECTIVE DATE 29 NOV 2020	167.08	772.00 / SHUR	30,854.63
30 NOV	ANZ MOBILE BANKING PAYMENT 866224 TO MARGRETRIVER STRUCTURAL ENGINEER EFFECTIVE DATE 28 NOV 2020	1,320.00	772.00 / SHUR	29,534.63
30 NOV	CREDIT INTEREST PAID		1.36	29,535.99
TOTALS AT END OF PAGE		\$2,807.08	\$1.36	
TOTALS AT END OF PERIOD		\$2,807.08	\$1.36	\$29,535.99

This Statement Includes:

Interest earned on deposits \$1.36

Fees Summary

Fees Charged for period: 31 OCT 2020 to 30 NOV 2020

Summary of ANZ Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account

Amount (\$)

Your Relationship Benefit 0.60

This is made up of:

Value of Free Transactions 0.60

60400/1001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 35
30 NOVEMBER 2020 TO 31 DECEMBER 2020

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$29,535.99

Total Deposits:

\$1.25

Total Withdrawals:

\$0.00

Closing Balance:

\$29,537.24

NEED TO GET IN TOUCH?



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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400/-001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
30 NOV	OPENING BALANCE			29,535.99
31 DEC	CREDIT INTEREST PAID		1.25	29,537.24
	TOTALS AT END OF PAGE	\$0.00	\$1.25	
	TOTALS AT END OF PERIOD	\$0.00	\$1.25	\$29,537.24

This Statement Includes

Interest earned on deposits	\$1.25
-----------------------------	--------

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New mobile number or email address? No worries. You can update your details via Profile in the ANZ App or ANZ Internet Banking. By keeping your details up to date, we can contact you for security purposes (e.g. send you an SMS one-time passcode or verify transactions), or send you account information.

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IMPORTANT INFORMATION

PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.

All entries generated are subject to authorisation and verification and if necessary, adjustments will appear on a later statement.

If you have a complaint or unresolved issue with ANZ's product or service please call our National Feedback Line **1800 805 154** and advise us. Further information in relation to ANZ's dispute resolution process and this product (including details of benefits or fees and charges) is available on request and you can access this information by reviewing the Terms and Conditions, and Fees and Charges brochures which can be found at www.anz.com or by calling **13 13 14**.

60400/001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 36
31 DECEMBER 2020 TO 29 JANUARY 2021

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$29,537.24

Total Deposits:

\$1.18

Total Withdrawals:

\$155.69

Closing Balance:

\$29,382.73

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400/1001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
31 DEC	OPENING BALANCE			29,537.24
2021				
25 JAN	ANZ INTERNET BANKING BPAY WATER CORPORATION {573910} EFFECTIVE DATE 23 JAN 2021	155.69	772.00 / SHUR	29,381.55
29 JAN	CREDIT INTEREST PAID		1.18	29,382.73
TOTALS AT END OF PAGE		\$155.69	\$1.18	
TOTALS AT END OF PERIOD		\$155.69	\$1.18	\$29,382.73

This Statement Includes

Interest earned on deposits	\$1.18
-----------------------------	--------

Fee Summary

Fees Charged for period: 01 JAN 2021 to 29 JAN 2021

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account

Amount (\$)

Your Relationship Benefit **0.60**

This is made up of:

Value of Free Transactions 0.60

60400/-001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 37

19 JANUARY 2021 TO 26 FEBRUARY 2021

051/524



THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$29,382.73

Total Deposits:

\$4,330.27

Total Withdrawals:

\$5,355.00

Closing Balance:

\$28,358.00

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400 / -001

Account Number 2322-40409

Details

Date	Transaction Details	Withdrawal (\$)	Deposit (\$)	Balance (\$)
2021				
29 JAN	OPENING BALANCE			29,382.73
01 FEB	TRANSFER FROM ATO ATO007000014067228		24200 / 18001 665.01	30,047.74
02 FEB	ANZ MOBILE BANKING PAYMENT 997166 TO MARGRETRIVER STRUCTURAL ENGINEER	1,375.00	TD200 / SHVR	28,672.74
02 FEB	ANZ MOBILE BANKING PAYMENT 998755 TO MARK GRAHAM	1,980.00	TD200 / SHVR	26,692.74
22 FEB	ANZ MOBILE BANKING PAYMENT 810549 TO 4YOU ACCOUNTING	200.00	30100	24,692.74
26 FEB	ANZ M-BANKING FUNDS TFER TRANSFER 475633 FROM 412593455		Blair's tax return - 3,664.24	28,356.98
26 FEB	CREDIT INTEREST PAID		1.02	28,358.00
TOTALS AT END OF PAGE		\$5,355.00	\$4,330.27	
TOTALS AT END OF PERIOD		\$5,355.00	\$4,330.27	28,358.00

Other Statement Details

Interest earned on deposits \$1.02

Fees Summary

Fees Charged for period: 30 JAN 2021 to 26 FEB 2021

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
EFTPOS/PHONE BANKING WDL	1.00	1.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefits for this account

\$0.60 per month

Your Relationship Benefit 0.60

This is made up of:

Value of Free Transactions 0.60

60400/-001

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

ANZ Internet Banking
anz.com

Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400/-001

Statement of Financials

Statement of Financials for the period 27 FEB 2021 to 31 MAR 2021

Date	Description	Debit (\$)	Credit (\$)	Balance (\$)
2021				
26 FEB	OPENING BALANCE			28,905.94
09 MAR	ANZ MOBILE BANKING PAYMENT 854712 TO LIGHTNING RIDGE ELECT	455.00		27,905.94
09 MAR	ANZ MOBILE BANKING PAYMENT 853639 TO LIGHTNING RIDGE ELECT	1,292.06		26,610.94
10 MAR	TRANSFER FROM CBA PTSL REFUND 4YOU	301.00	1,800.00	28,410.94
11 MAR	TRANSFER FROM ATO ATO006000014401507 BLAIR CO-CONTRIBUTION 24200/-8500		294.35	28,705.29
31 MAR	CREDIT INTEREST PAID		1.29	28,706.58
TOTALS AT END OF PAGE		\$1,747.06	\$2,095.64	
TOTALS AT END OF PERIOD		\$1,747.06	\$2,095.64	28,706.58

Interest earned on deposits

Interest earned on deposits \$1.29

Fees Charged

Fees Charged for period: 27 FEB 2021 to 31 MAR 2021

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
EFTPOS/PHONE BANKING WDL	2.00	2.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account

Amount (\$)

Your Relationship Benefit 1.20

This is made up of:

Value of Free Transactions 1.20

60400/L001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 39
18 JANUARY 2021 TO 31 APRIL 2021

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016-010

Account Number

2322-40409

Opening Balance:

\$28,706.58

Total Deposits:

\$1.18

Total Withdrawals:

\$659.02

Closing Balance:

\$28,048.74

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400/-001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
31 MAR	OPENING BALANCE			28,706.58
27 APR	ANZ INTERNET BANKING BPAY SYNERGY {941346}	99.94	772.00 / SHUR	28,606.64
27 APR	ANZ INTERNET BANKING BPAY WATER CORPORATION {940233}	164.08	772.00 / SHUR	28,442.56
27 APR	ANZ INTERNET BANKING BPAY ASIC {942923} <i>Split 30800 - 55, 35200 - 340</i>	395.00		28,047.56
30 APR	CREDIT INTEREST PAID		1.18	28,048.74
TOTALS AT END OF PAGE		\$659.02	\$1.18	
TOTALS AT END OF PERIOD		\$659.02	\$1.18	\$28,048.74

This Statement Includes

Interest earned on deposits	\$1.18
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Fee Summary

Fees Charged for period: 01 APR 2021 to 30 APR 2021

Summary of ANZ Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
INTERNET/ONLINE WDL	3.00	3.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account Amount (\$)

Your Relationship Benefit	1.80
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This is made up of:

Value of Free Transactions	1.80
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60400/001



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 40

STATEMENT PERIOD 01/01/2014 TO 31/03/2014

 THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Opening Balance:

\$28,048.74

Branch Number (BSB)

016-010

Total Deposits:

\$484.15

Account Number

2322-40409

Total Withdrawals:

\$3,678.16

Closing Balance:

\$24,854.71

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400/1001

BUSINESS PREMIUM SAVER STATEMENT

Account Number 2322-40409

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
30 APR	OPENING BALANCE			28,048.74
18 MAY	ANZ MOBILE BANKING PAYMENT 646079 TO BBS BUILDING GROUP	3,678.16	71200/SNR	24,370.58
24 MAY	TRANSFER FROM ATO ATO008000014766564	85000	483.00	24,853.58
31 MAY	CREDIT INTEREST PAID		1.13	24,854.71
TOTALS AT END OF PAGE		\$3,678.16	\$484.13	
TOTALS AT END OF PERIOD		\$3,678.16	\$484.13	\$24,854.71

This Statement Includes

Interest earned on deposits	\$1.13
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Fee Summary

Fees Charged for period: 01 MAY 2021 to 31 MAY 2021

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
EFTPOS/PHONE BANKING WDL	1.00	1.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	0.60
This is made up of:	
Value of Free Transactions	0.60

No transaction fees* for ANZ cardholders across the new atmX by Armaguard network

As an ANZ cardholder you can withdraw cash or make a balance enquiry, with no transaction fee* at any atmX by Armaguard.

*Terms and conditions apply.

Visit www.anz.com.au/ways-to-bank/atms for further detail and terms and conditions.

60400/-001



ANZ BUSINESS ESSENTIALS STATEMENT

STATEMENT NUMBER 41

STATEMENT PERIOD: 01/01/2011 TO 30/06/2011

THE MANAGER
PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
DALBYNS WA 6171

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

PTSL THOMAS INVESTMENTS PTY LTD ATF
THOMAS SUPERANNUATION FUND

Branch Number (BSB)

016 010

Account Number

2322-40409

Opening Balance:

\$ **24,854.71**

Total Deposits:

\$ **0.95**

Total Withdrawals:

\$ **1,961.27**

Closing Balance:

\$ **22,894.39**

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
31 MAY	OPENING BALANCE			24,854.71
02 JUN	ANZ MOBILE BANKING PAYMENT 839574 TO INVO ACCOUNTING	1,730.00	301.00	23,124.71
28 JUN	ANZ INTERNET BANKING BPAY SYNERGY {776727} EFFECTIVE DATE 26 JUN 2021	65.26	712.00 / SHR	23,059.45
28 JUN	ANZ INTERNET BANKING BPAY WATER CORPORATION {775062} EFFECTIVE DATE 26 JUN 2021	166.01	712.00 / SHR	22,893.44
30 JUN	CREDIT INTEREST PAID		0.95	22,894.39
TOTALS AT END OF PAGE		\$1,961.27	\$0.95	
TOTALS AT END OF PERIOD		\$1,961.27	\$0.95	\$22,894.39

This Statement Includes

Interest earned on deposits	\$0.95
-----------------------------	--------

Yearly Summary

Previous Year to 30/06/2021 (\$)

Interest earned on deposits	14.98
-----------------------------	-------

Fee Summary

Fees Charged for period: 01 JUN 2021 to 30 JUN 2021

Summary of ANZ Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
INTERNET/ONLINE WDL	2.00	2.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Summary of Relationship Benefit for this account

Amount (\$)

Your Relationship Benefit	1.20
----------------------------------	-------------

This is made up of:

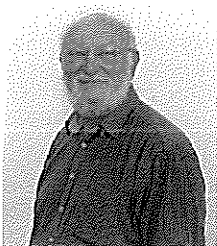
Value of Free Transactions	1.20
----------------------------	------

Appraisal - Comparative Market Analysis



5 HURFORD PLACE AUGUSTA WA 6290

Prepared on 13th May 2022



Alf Fandry
Sales Consultant/Licensee
71 Blackwood Avenue,
AUGUSTA, WA 6290
m: 0407441140
w: 0897580300
alf.fandry@stockerpreston.com.au

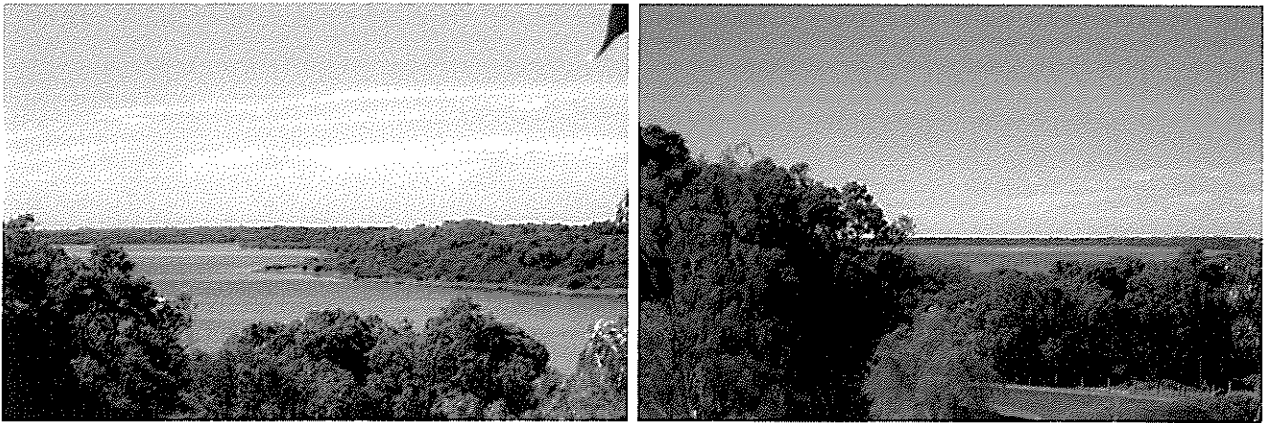


Sharon Howard
Sales Associate
71 Blackwood Avenue
AUGUSTA, WA 6290
m: 0422453488
w: 0897580300
sharon.howard@stockerpreston.com.au

Your Property

5 HURFORD PLACE AUGUSTA WA 6290

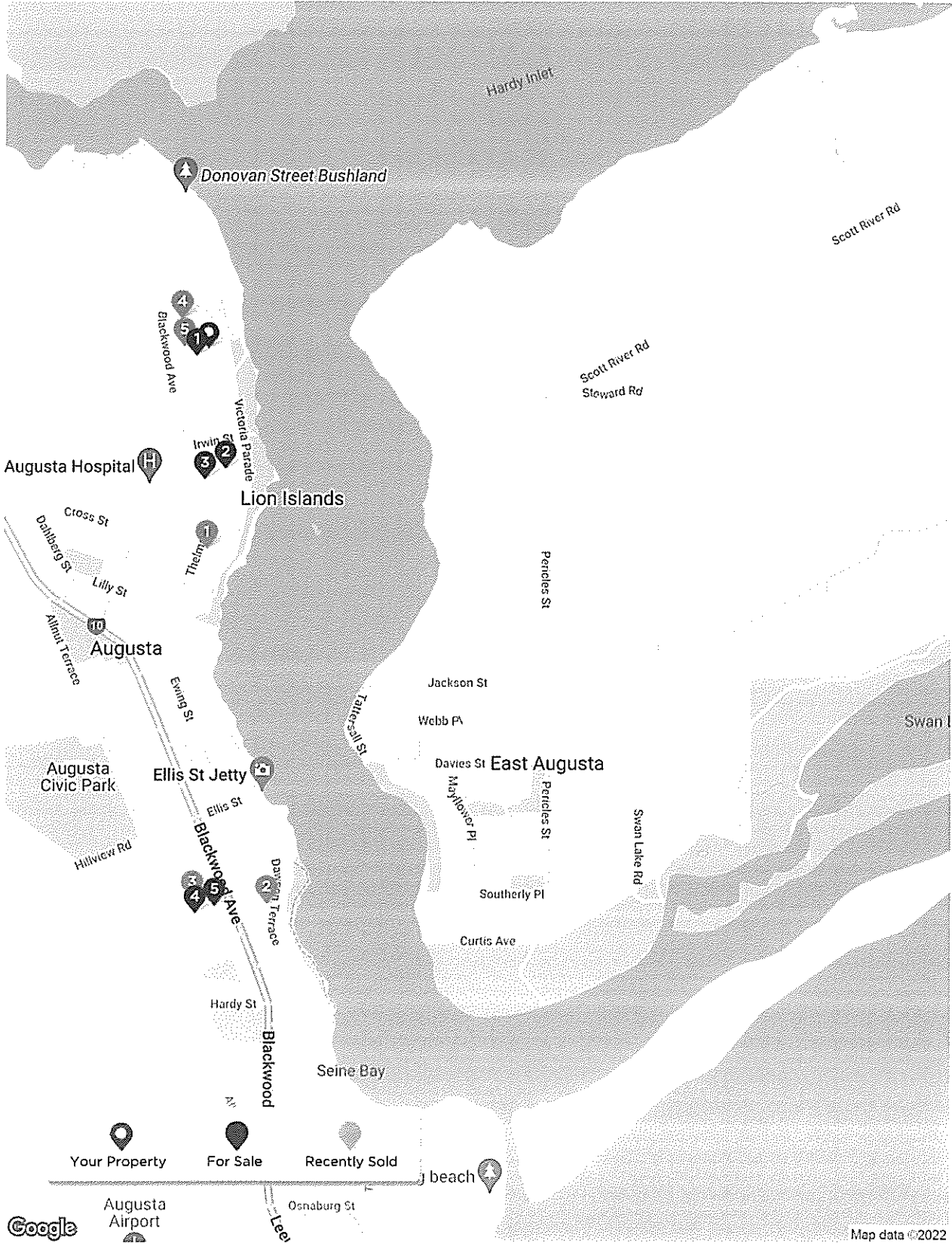
-  -   702m²  - 



Your Property History

- 1 Apr, 2021 - DA of House/Single Dwell for \$58,500
- 3 Feb, 2018 - Sold for \$185,000
- 12 Apr, 2010 - Listed for sale at \$410,000
- 26 Mar, 2003 - Sold for \$130,000
- 12 Dec, 1995 - Sold for \$90,000






Comparables Map: Sales & Listings



Comparable Sales

1 11 THELMA STREET AUGUSTA WA 6290








 -  -  -  878m²  -
 Year Built - DOM 12
 Sold Date 29-Mar-22 Distance 0.66km
 First Listing offers over \$389,000
 Last Listing offers over \$389,000

Sold Price \$390,000

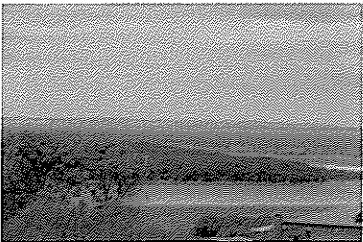
2 26 DAWSON TERRACE AUGUSTA WA 6290








 -  -  -  812m²  -
 Year Built - DOM 4
 Sold Date 27-Mar-22 Distance 1.83km
 First Listing offers over \$429,000
 Last Listing offers over \$429,000

Sold Price \$450,000

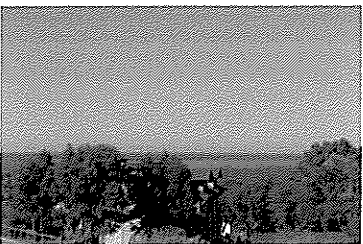
3 11 MANNING STREET AUGUSTA WA 6290








 -  -  -  738m²  -
 Year Built - DOM 358
 Sold Date 16-Feb-22 Distance 1.81km
 First Listing \$450,000
 Last Listing \$420,000

Sold Price \$395,000

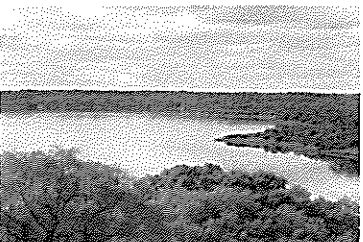
4 13 PELICAN RISE AUGUSTA WA 6290








 -  -  -  990m²  -
 Year Built - DOM 13
 Sold Date 06-Feb-22 Distance 0.12km
 First Listing \$389,000
 Last Listing \$389,000

Sold Price \$389,000

5 17 HURFORD PLACE AUGUSTA WA 6290



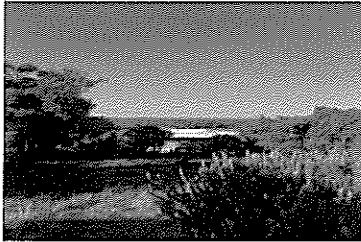
 -  -  -  702m²  -
 Year Built - DOM 1,896
 Sold Date 31-Dec-21 Distance 0.08km
 First Listing \$380,000
 Last Listing \$345,000






Sold Price \$411,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale This data point was edited by the author of this CMA and has not been verified by CoreLogic

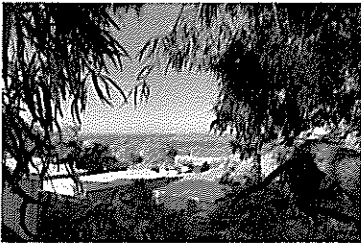
Comparable Listings






1 11 HURFORD PLACE AUGUSTA WA 6290



 -  -  -  855m²  -
 Year Built - DOM 4 days
 Listing Date 09-May-22 Distance 0.05km
 Listing Price offers over \$429,000






2 6A BRADY STREET AUGUSTA WA 6290



 -  -  -  1,203m²  -
 Year Built - DOM 99 days
 Listing Date 03-Feb-22 Distance 0.41km
 Listing Price Offers Over \$499,00






3 2/12 BRADY STREET AUGUSTA WA 6290



 -  -  -  502m²  -
 Year Built 1958 DOM 79 days
 Listing Date 23-Feb-22 Distance 0.44km
 Listing Price Expressions Of Interest






4 8 PARRY COURT AUGUSTA WA 6290



 -  -  -  716m²  -
 Year Built - DOM 71 days
 Listing Date 03-Mar-22 Distance 1.85km
 Listing Price \$385,000

5 7 PARRY COURT AUGUSTA WA 6290

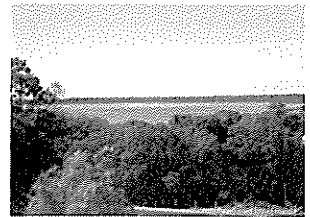


 -  -  -  705m²  -
 Year Built - DOM 204 days
 Listing Date 21-Oct-21 Distance 1.83km
 Listing Price \$420,000

DOM = Days on market This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

5 HURFORD PLACE AUGUSTA WA 6290



Appraisal price range

\$400,000 to \$450,000

Notes from your agent

Based on the most recent sales evidence and currently listed properties we believe the current market value of the property is in the above range. Should you decide to sell we would recommend listing the property at an initial marketing price of **offers over \$449,000**.

Trustee's would value on the lower side as at 30/06/2021.

Disclaimer: This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken into arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

Licensee: Downsouth (WA) Pty Ltd T/A Stocker Preston ACN 125 383 628/ABN 66 125 383 628
Licenced Real Estate and Business Agent.

Disclaimer

Based on information provided by and with the permission of the Western Australian Land Information Authority (2022) trading as Landgate.

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.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

INVOICE DATE
18-11-20

77200/SHUR

ADVANCED

HOME DESIGN & DRAFTING
PO Box 497
Margaret River 6285 ABN:79 283 133 720

SERVICE FOR:

**PROPOSED THOMAS
RESIDENCE**
LOT 122 #5 HURFORD PLACE
AUGUSTA

National Bank
Mark Graham
BSB 086 798
Acc 537434829

Terms are Strictly 14 days

DATE	DESCRIPTION	GST	Rate
21-10-20	Plans for retaining and proposed ancillary residence for planning application	120	1200
<u>TOTAL</u>			
<u>TOTAL DUE INC GST</u>			<u>\$1320</u>

COMMENTS: Please make cheques payable to Mark Graham thankyou

77200/SHUR

HOME DESIGN & DRAFTING
PO Box 497
Margaret River 6285 ABN:79 283 133 720

SERVICE FOR:

**PROPOSED THOMAS
RESIDENCE**
LOT 122 #5 HURFORD PLACE
AUGUSTA

National Bank
Mark Graham
BSB 086 798
Acc 537434829

Terms are Strictly 14 days

DATE	DESCRIPTION	GST	Rate
2-02-21	Working drawings for proposed residence	180	1800
<u>TOTAL</u>			
<u>TOTAL DUE INC GST</u>			<u>\$1980</u>

COMMENTS: Please make cheques payable to Mark Graham thankyou

T7200/STUR

ELECTRICAL

ELECTRICAL

TAX INVOICE

Blair Thomas
5 Hurford Place
Augusta
Western Australia 6290
Australia

Job No
JB00700

Invoice Date
05 March 2021

PO Box 8
Augusta WA 6290

Due Date
12 March 2021

Office: 08 9758 0919
Accounts Mobile: 0410 632 485
admin@lrewa.com.au

Invoice No
00008848

ABN
84 613 271 382

11th & 19th February

Supply and install new meter box and pole including RCD, isolator, 15A GPO. Connect with Western Power. Check and test.

Description	Quantity	Unit Price	Amount
Tradesman Hourly Rate - AM	3.75	95.00	356.25
Apprentice Hourly Rate - TH L2	2.5	45.00	112.50
Apprentice Rate CS L1	2.5	35.00	87.50
BHE 1/2 Pole Slotted	1	166.75	166.75
Meter Box Window No4 c/w camlo	1	138.713	138.71
Domestic Meter Panel 1 phase	1	35.811	35.81
Box meter 8 module din kit	1	32.522	32.52
Socket outlet 15A double pole	1	32.3495	32.35
RCD/MCB 2P 16A SLIM	1	33.695	33.70
Switch isolator DIN 80A Main s	1	10.2925	10.29
6mm building wire earth	3	1.081	3.24
Conduit Corrugated HD 32mm	12	4.347	52.16
16mm 2c+e orange circ	3	7.498	22.49
Coupling conduit PVC 32mm	2	1.242	2.48
Earth stake and clamp	1	10.35	10.35
Sundry & Consumables	1	43.00	43.00
Concrete Rapidset 20kg	3	11.50	34.50

77200/SHUR

Subtotal	1,174.60
Total GST	117.46

Total AUD	1,292.06
------------------	-----------------

PAYMENT OPTIONS

Direct Deposit:

Bankwest BSB - 306-116 Account Number - 0055404

Cheque:

Make cheque payable to 'Lightning Ridge Electrical' PO Box 8 AUGUSTA WA 6290

Credit Card

Click on the 'Pay Now' icon above - facility only available when invoices are received via email. **Note - all credit card transactions incur a 1.95% surcharge.

Thank you, we appreciate your business.



7720/SHUR

eNotice Approved Form
 Certificate number
E811000

ELECTRICAL SAFETY CERTIFICATE

Electricity (Licensing) Regulations 1991, Regulation 52B

This certificate warrants that the electrical installing work described below is safe and complies with the *Electricity (Licensing) Regulations 1991*.

This Electrical Safety Certificate is the certificate of compliance referred to in Regulation 52B of the *Electricity (Licensing) Regulations 1991*. This regulation requires that the electrical contractor/authorised¹ electrician completing electrical installing work must, with 28 days of completing the work, provide a certificate of compliance in respect to the work to the person for whom the work was carried out.

Owner/Occupier Name	Blair & Leanne Thomas ((08) 9524 1005, baldivislandscapingsupplies@bigpond.com)	Meter No.	Revenue meter to be installed at a later date
Address	LOT 122 5 HURFORD PL AUGUSTA 6290 -34.30228, 115.16011		
New Installation			
Date of Completion	19/02/2021	Related Notice of Completion E811000	

Supply and install permanent half meter box on pole. Install DIN mount 15A GPO and RCD. Installation of consumer mains.
 Socket Outlets >= 15A - 1
 RCDs - 1

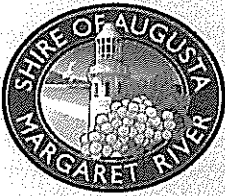
All the socket outlet and lighting final subcircuits of the installation are protected by at least two RCDs? **Yes**
 If NO, what circuits are not protected:

I certify that the electrical installing work that is subject of this certificate has been completed, checked and tested and, at the time of testing, met the requirements of the Electricity (Licensing) Regulations 1991 and is safe.	Name	TIMOTHY MILLER
	Licence No.	EW134057
	Licence No.	EC8386
	Business Name	LIGHTNING RIDGE ELECTRICAL
	Business Address	104 HILLVIEW ROAD AUGUSTA WA 6290
	Phone No.	0421808216, 0897580919
	Facsimile No.	
	Email Address	admin@lrewa.com.au
	Date	22/02/2021

¹ Authorised pursuant to Regulation 52B(5) of the *Electricity (Licensing) Regulations 1991*

SHIRE OF AUGUSTA MARGARET RIVER

R.N.3



ABN 13 643 296 019

41 Wallcliffe Rd, Margaret River, 9am to 4pm Monday to Friday
 66 Alnut Tce, Augusta, 9am to 12pm and 1pm to 4pm Tuesday to Thursday
 PO Box 61, Margaret River, WA 6285
 P: (08) 9780 5255 E: amrshire@amrshire.wa.gov.au W: amrshire.wa.gov.au

77200/SHUR

1/07/2020 - 30/06/2021 RATE NOTICE

051 01872
 PTSL Thomas Investments Pty Ltd
 577 Eighty Road
 BALDIVIS WA 6171

CHIEF EXECUTIVE OFFICER
S Addison Brown
 DATE ISSUED
17 August 2020
 ASSESSMENT NUMBER
A6005

NOTICE OF VALUATION AND RATE, LOCAL GOVERNMENT ACT 1995 AND WARR ACT 2007
 NOTICE IS HEREBY GIVEN THAT THE COUNCIL OF THE SHIRE OF AUGUSTA MARGARET RIVER HAS ORDERED AND DIRECTED THAT THE UNDERMENTIONED LAND OF WHICH YOU ARE THE OWNER IS RATED AS HEREIN SPECIFIED.

DETAILS OF RATED PROPERTY 5 Hurford Pl, AUGUSTA		WARD None	
LOTS/LOCATIONS OR OTHER INFORMATION Lot 122		Use : Vacant Land	
Zoning : Residential	Valuation queries can be directed to Landgate by quoting the VE Number P: (08) 9273 7373 W: landgate.wa.gov.au		
Number : 656732			
VALUATION \$5,430.00 - GRV	RATING DETAIL	DUE DATE 24 September 2020	
MINIMUM RATE \$1,335.00			
	RATE IN \$ OR CHARGE PER SERVICE	CURRENT	TOTAL
		ARREARS	
Residential Vacant	20.6089	\$1,335.00	\$1,335.00
Waste Facility Maintenance Rate GRV	0.0222	\$180.00	\$180.00
Emergency Services Levy	0.5194	\$84.00	\$84.00
<i>(ESL Category 4, Vacant, Valuation \$5430.00)</i>			
TOTAL (GST is Nil)			\$1599.00

PAYMENT OPTIONS			
OPTION 1	PAYMENT IN FULL	DUE DATE 24/09/2020	\$1,599.00
OPTION 2	PAYMENT BY FOUR INSTALMENTS	*1ST INSTALMENT DUE DATE 24/09/2020	\$408.82 ✓
	INSTALMENT CHARGE \$35.77	2ND INSTALMENT DUE DATE 26/11/2020	\$408.65
	TOTAL COST \$1,634.77	3RD INSTALMENT DUE DATE 28/01/2021	\$408.65
		4TH INSTALMENT DUE DATE 01/04/2021	\$408.65

*NOTE: 1ST INSTALMENT INCLUDES ALL ARREARS OF RATES & CHARGES

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

ASSESSMENT NUMBER **A6005**
 NAME **PTSL Thomas Investments Pty Ltd**
 PROPERTY DETAILS **5 Hurford Pl, AUGUSTA**
OPTION 1 **\$1,599.00**
OPTION 2 **\$408.82**

Register for eRates

Would you like to receive your Rates Notice via email?

Register at: erateswa.com/augusta

PAYING BY BPAY

Biller Code: 2683
 REF: **1000060056**

Pay On-Line
 Payments can be made through your financial institution via on-line banking using your savings or cheque account

PAY WITH CREDIT CARD

VIA TELEPHONE
 Call: 1300 276 468
 Billpay Code: 2683
 Ref: **1000060056**

VIA INTERNET
 Please log onto the Shire Of Augusta Margaret River website www.amrshire.wa.gov.au

PAYMENT IN PERSON

Please present this account intact when making payment at Council Offices.

77200/5 HUR

Service Charge Account

Issue date 3 November 2020
Bill ID 0106

051D 001213 000000

PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

Account number 90 06697 21 7
Please pay \$164.08
Payment due by 19 Nov 2020

Account for VACANT LAND (RES) AT 5 HURFORD PL AUGUSTA LOT 122

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 19 November 2020	\$164.08
Turn over for important information	Total \$164.08

\$105 m³
@ 15.

0497 452460

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.

5 HURFORD PL AUGUSTA LOT 122

Account number 90 06697 21 7

Please pay \$164.08

Payment due by 19 November 2020

Need more time to pay?
Visit watercorporation.com.au/financialassistance
or call 1300 659 752.

Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



T1200/SHUR

Service Charge Account

Issue date 2 September 2020

Bill ID 0105

Account number 90 06697 21 7

For payment due dates please see account summary below



051D 000185 000000

PTSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

Account for VACANT LAND (RES) AT 5 HURFORD PL AUGUSTA LOT 122

Your account summary (GST does not apply to this account)

Description	Amount
Overdue charges (Interest is accruing @ \$0.10 per day)	\$334.71
Service charges due 18 September 2020	\$169.48
Turn over for important information	Total
	\$504.19

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

5 HURFORD PL AUGUSTA LOT 122

Account number

90 06697 21 7

Enter payment amount

Need more time to pay?

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or call 1300 659 752.

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75



77200/5 HUR

Service Charge Account

Issue date 5 January 2021
 Bill ID 0107
 Account number 90 06697 21 7
 Please pay \$155.69
 Payment due by 21 Jan 2021

051D 002852 000000

PTSL THOMAS INVESTMENTS PTY LTD
 577 EIGHTY RD
 BALDIVIS WA 6171

Account for VACANT LAND (RES) AT 5 HURFORD PL AUGUSTA LOT 122

Your account summary (GST does not apply to this account)

Description	Amount
Opening balance	\$3.00CR
Service charges due 21 January 2021	\$158.69
Turn over for important information	Total
	\$155.69

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
 Need your account in an alternative format?
 Please call us on 13 13 85.

5 HURFORD PL AUGUSTA LOT 122

Account number 90 06697 21 7
 Please pay \$155.69
 Payment due by 21 January 2021

Need more time to pay?
 Visit watercorporation.com.au/financialassistance
 or call 1300 659 752.

Hearing or speech impaired?
 Phone us via the National Relay Service on 133 677.
 Website: watercorporation.com.au/contact
 Faults and Emergencies: (24/7) 13 13 75



LR
ATION
8 003 434 917

77200/5HUR

Service Charge Account

Issue date 3 March 2021
Bill ID 0108
Account number 90 06697 21 7
Please pay \$164.08
Payment due by 19 Mar 2021



051D 001239 000000

TSL THOMAS INVESTMENTS PTY LTD
577 EIGHTY RD
BALDIVIS WA 6171

Account for VACANT LAND (RES) AT 5 HURFORD PL AUGUSTA LOT 122

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 19 March 2021	\$164.08
Turn over for important information	Total \$164.08

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.

Need more time to pay?
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or call 1300 659 752.

Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75

5 HURFORD PL AUGUSTA LOT 122

Account number 90 06697 21 7
Please pay \$164.08
Payment due by 19 March 2021



*690 9006697217

02210770

<0000016408>

<066304>

<000090066972173>

>



ABN: 58 673 830 106

Your account details

Account number 361 706 450
Invoice number 2057211953
Date of issue 19 Apr 2021
Account period 26 Feb 2021 - 19 Apr 2021 (53 days)

TR200 / SHUR
Your account summary

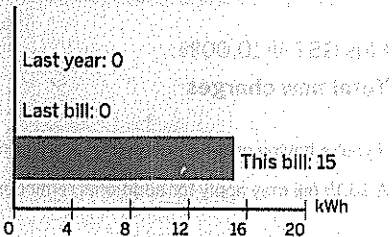
Barcode and address: 051 - 037056, MRS L THOMAS, 577 EIGHTY RD, BALDIVIS WA 6171

Table with 2 columns: Description, Amount. Rows: Opening balance \$0.00, New charges \$99.94, Total \$99.94.

Electricity Account Tax Invoice

Need help with your bill? Visit synergy.net.au/help

How much energy have you used?



Your average daily usage 0.3000 units
Your average daily cost \$1.97 per day

To see how your usage compares with your suburb, similar sized homes, or to access popular energy saving tips, visit synergy.net.au/myaccount

Payment options

Direct Debit* The set and forget way to pay. Visit synergy.net.au/directdebit

Credit/Debit Card* Online: synergy.net.au/payments Phone: 1300 650 900

Post Billpay* Pay in person at any post office.



*2608 5244922415
MRS L THOMAS
Account number: 361 706 450

BPAY®/BPAY View* Biller Code: 2600 Reference: 524 492 2415 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

Centrepay Eligible residential customers can use Centrepay to make voluntary, regular deductions from their Centrelink payments. Visit humanservices.gov.au/centrepay and register using Synergy reference 555 015 042 S.

Mail Send your cheque payable to Synergy with this payment slip to GPO Box U1913 Perth WA 6845.

*Fees may apply



Payment number 524 492 2415

Due 10 May 2021 \$99.94

How we've calculated your bill

77200 / SHUR

Previous bill and payments

Last bill	\$0.00
Payments and adjustments	\$0.00
Opening balance	\$0.00

Your energy supply details

Supply address: 5 Hurford Pl, Augusta WA 6290

NMI: 80023598656

Next scheduled read date: 15 Jun 2021

Your usage summary for meter number: 0520436401

Supply period:	26 Feb 2021 - 16 Apr 2021	Previous meter reading	Current meter reading	Units imported (kWh)	Units exported (kWh)
Anytime usage		0	15	15.0000	

New charges

Home Plan (A1) tariff

Charge period: 26 Feb 2021 - 16 Apr 2021

	Units	Unit of measure	Unit price (cents)	Amount
Residential Anytime consumption	15.0000	kWh	26.2026	\$3.93
Supply charge	50	days	93.9330	\$46.97
Account Establishment fee				\$38.86

Other finance charges

Paper bill fee \$1.09

Plus GST @ 10.00%

\$9.09

Total new charges

\$99.94

If you're having problems paying your account, assistance is available. Please contact us before the due date.

A \$6.15 fee may apply for additional reminder notices sent regarding overdue payment of this account.

Important information

Need more time to pay?

If you're on holidays or just a little short this month, we can help. Visit synergy.net.au/extension

Moving home?

Start, close or transfer your connection online. Visit synergy.net.au/moving

Concessions

Concession card holders may be eligible to receive a rebate on their residential electricity bill. For more information, visit synergy.net.au/concessions

If your account has been estimated

If you wish to find out how or why it was estimated, or if you would like to request a meter reading, call us on 13 13 53.

Customer Charter

For information on our products and services, and our obligations under the Customer Service Code, visit synergy.net.au/charter

Complaints process

At Synergy, we're here to help. If you have a complaint, please call 1800 208 987 to speak with our Customer Service Representative. If they're unable to resolve your complaint, our Complaints Team may be able to help. If your complaint remains unresolved, you can contact the Energy and Water Ombudsman on 1800 754 004.

Faults

Call the Western Power 24hr emergency line on 13 13 51.

We're here to help

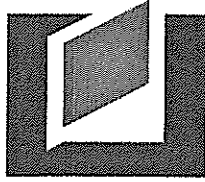
 synergy.net.au

 13 13 53

 TTY Service: (08) 9221 8608

 Interpreter Service: 13 14 50





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Personal
Excellence in Building
Simon Hancock
0447732244

71200/514UR

PTSL Thomas Investments Pty Ltd
577 Eighty Road
Baldivis

Tax Invoice 00000588
Date: 13/05/2021
Page: Page 1 of 1
Order #:

Details	Total (exc-GST)
<p>First draw invoice as per contract dated 4/03/2021</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">PAID</p> <p style="text-align: center;">18/5</p>	\$3,343.78

Invoice due 7 days
Electronic Transfer
Account Name: BBS Building Group Pty Ltd T/As Built By S
Bank: BSB: 036 122 Account: 613 459
Ref #: 00000588

Sale Amount:	\$3,343.78
GST:	\$334.38
Total Inc GST:	\$3,678.16

Email Remittances to simon@builtbys.com.au



Australian Government
Australian Taxation Office

Agent 4YOU ACCOUNTING & TAXATION
Client THE TRUSTEE FOR THOMAS
SUPERANNUATION FUND
ABN 26 688 118 092
TFN 496 771 102

850 00

Income tax 002

Date generated	27/04/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

12 results found - from 27 April 2020 to 27 April 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
19 May 2021	24 May 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$483.00 ✓		\$0.00
19 May 2021	19 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		✓ \$483.00	\$483.00 CR
7 Aug 2020	12 Aug 2020	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$933.30 ✓		\$0.00
7 Aug 2020	17 Jul 2020	General interest charge			\$933.30 CR
7 Aug 2020	17 Jul 2020	Credit transferred to Integrated Client Account	\$371.00 ✓		\$933.30 CR
7 Aug 2020	17 Jul 2020	Credit transferred to Integrated Client Account	\$371.00 ✓		\$1,304.30 CR
7 Aug 2020	2 Jan 2020	General interest charge			\$1,675.30 CR
6 Aug 2020	2 Dec 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$259.00		\$1,675.30 CR
20 Jul 2020	17 Jul 2020 -	Payment received		\$1,934.30	\$1,934.30 CR
17 Jul 2020	17 Jul 2020	General interest charge			\$0.00
17 Jul 2020	16 Jul 2020 ✓	Payment received		\$1,934.30	\$0.00
1 May 2020	1 May 2020	General interest charge			\$1,934.30 DR



Australian Government
Australian Taxation Office

Agent 4YOU ACCOUNTING & TAXATION
Client THE TRUSTEE FOR THOMAS
SUPERANNUATION FUND
ABN 26 688 118 092
TFN 496 771 102

850 00

Activity statement 004

Date generated	27/04/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

7 results found - from 27 April 2020 to 27 April 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Aug 2020	3 Aug 2020	General interest charge			\$0.00
7 Aug 2020	17 Jul 2020	Credit transfer received from Income Tax Account		\$371.00 ✓	\$0.00
7 Aug 2020	17 Jul 2020	Credit transfer received from Income Tax Account		\$371.00 ✓	\$371.00 DR
3 Aug 2020	3 Aug 2020	General interest charge			\$742.00 DR
2 Aug 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$371.00		\$742.00 DR
1 Jul 2020	1 Jul 2020	General interest charge			\$371.00 DR
7 Jun 2020	28 Apr 2020	Original Activity Statement for the period ending 31 Mar 20 - PAYG Instalments	\$371.00		\$371.00 DR

Tax deductions for real estate in SMSFs

Jun 18, 2021, 12:50 PM

By Graeme Colley

Executive Manager, SMSF Technical and Private Wealth



When it comes to real estate, SMSFs can be eligible for tax deductions and other concessions depending on the property type and how it is used. An SMSF can lease residential property to unrelated third-party tenants; commercial property to related and unrelated tenants; run a bed and breakfast; or just hold vacant land for development or resale. If the fund complies with the requirements of the Superannuation Industry (Supervision) Act (SIS Act), property ownership can help build retirement wealth for members. Let's take a look at different ways in which real estate owned by a fund can be used and what's available to SMSFs.

Residential property

Residential property owned by an SMSF, such as a free-standing home, terrace or apartment, will usually be rented on an arm's length commercial basis. The written lease may be for six months, a year or longer period as agreed. The tenant is usually required to pay a bond which is held by a relevant government organisation until the lease is terminated. Any expenses relating to the property may be claimed by the SMSF as a tax deduction from the day the property becomes available for lease. In many cases, the trustees of the SMSF may employ a property agent to collect the rent and look after the day to day administration of the property.

Any rent received by the SMSF, less the relevant allowable deductions, is included in the fund's taxable income. The SMSF may be eligible to claim deductions for rates and taxes, administration costs and maintenance of the property.

Deductions for residential property can include:

Rates and taxes

- Body corporate fees and charges
- Council rates
- Water and electricity paid by the landlord, but not those paid by the tenant
- Land tax

Property administration

- Insurance (building, contents, public liability)
- Advertising for tenants
- Property agent's fees and commission
- Some legal expenses
- Interest expenses – if the property is part of a limited recourse borrowing arrangement

Property maintenance

- Cleaning the property
- Gardening and lawn mowing
- Pest control
- Repairs and maintenance, but not the cost of improvements
- Capital works deductions, not deductible after 1 July 2017.
- Travel expenses to inspect property, not deductible after 1 July 2017.

Don't forget, SMSFs cannot claim a deduction for travel expenses to inspect the property or for the cost of capital improvements to the rental property at the time they are incurred. Capital improvements include the cost of adding a new room, remodelling a kitchen or bathroom, or adding a pergola which are added to the cost base of the property for capital gains tax purposes. However, the SMSF may be eligible to claim a capital works deduction based on the estimated cost of wear and tear to the property and any qualifying improvements.

Since 1 July 2017, capital works deductions have been restricted to depreciable new assets and restrictions apply to capital works deductions on depreciating second-hand goods.

Holiday houses

A 'holiday house' owned by an SMSF is the same as owning a residential property, but it's more likely to be in an area that attracts holiday makers.

The holiday house will have many expenses in common with a residential property. However, because the property is usually leased on a short-term basis, more servicing and upkeep may be required. Also, the SMSF's holiday house may include kitchen utensils, bed linen and furniture. A deduction is usually available for replacement of utensils, bed linen, depreciating furniture and more regular cleaning of the property.

The temptation with an SMSF owning a holiday house is that a fund member, trustee or one of their relatives may wish to use the property in the off season. This can be a problem for the fund as the value of the property will be included in the fund's in-house assets. A 5% limit applies to SMSFs having in-house assets, which is calculated on the total value of the fund's assets at market value. A breach of the in-house assets test can result in penalties being imposed by the ATO and in some situations could result in the sale of the holiday house.

Bed and breakfast

A bed and breakfast, as the name suggests, is usually short-term residential accommodation and include 'breakfast' as part of the arrangement. The standard of accommodation differs from place to place, however, the property is usually serviced and re-stocked regularly

In addition to expenses incurred for a residential property, a bed and breakfast owned by the SMSF may incur expenses for:

Tea, coffee, milk, biscuits, bread and other consumable items

Paper towels, soap, detergent, bath gel etc.

Magazines, books, newspapers etc

Energy costs, such as gas and electricity

Internet, Wi-fi and similar expenses

Depreciation on kitchen appliances, heaters, air-conditioners etc.

Laundry and cleaning expenses

It is worthwhile to make sure that receipts or adequate records for any expenses are kept as proof of purchase. Any expenses relating to the bed and breakfast should be paid by the fund where possible. One way of doing this is by providing the fund with its own credit or debit card to make the purchase of items for the bed and breakfast as simple as possible. Sometimes, this may not be possible or practical, and if the trustees pay the expenses personally, reimbursement should be made as quickly as possible.

Commercial property

Commercial property comes in all shapes and sizes from small shops to factories to parking spaces. Under the SIS Act it is possible for the property to be leased to related parties such as the members, trustees, their relatives or companies or trusts that they control. The lease arrangement is required to be properly documented and any rent paid must be determined on an arm's length basis. Many expenses relating to the commercial property may be the tenant's responsibility and they may be required to reinstate the property to its pre-leased condition ('make good') after it is vacated.

In some situations, any plant and equipment that is installed in the commercial building may be unique to the tenant's business and may require a special fit out. The cost of the fit out would usually be incurred by the tenant as part of any lease agreement. However, if the tenant is a related party care needs to be taken with the cost of the fit out so that the cost incurred is not treated as a 'contribution' on the termination of the lease. The ATO's taxation ruling TR 2010/1 provides information on whether certain expenses incurred on behalf of the fund could be treated as a contribution if the fit out has resulted in an improvement to the commercial property owned by the SMSF.

Vacant land

It is possible for an SMSF to own vacant land for various purposes, such as a parking space for a business, farming land leased to a family business, or for property development.

If the vacant land is used for genuine business purposes, the SMSF would be entitled to a tax deduction for expenses incurred in earning income or prospective income received from the land. This could include rates and taxes, repairs to gates and fencing, or other structures on the land such as roads.

If the land is not genuinely held for income earning purposes, tax deductions may not be available to the fund for any expenses relating to the vacant land. This could occur if the land is held with the intention that it be sold or developed at a later stage, for example, if it is held for 'land banking'. Generally, expenses for these purposes are added to the cost base of the property for capital gains tax purposes.

SMSFs and Vacant Land

Whether an SMSF holds vacant land for future income earning purposes is a contentious issue with the ATO because of the limited information that may be available to establish the real purpose for acquiring the land.

Since 1 July 2019 the tax legislation prevents deductions for expenses incurred by an SMSF, as well as other taxpayers, for expenses relating to vacant land which is not held for income earning purposes. The legislation provides exceptions and allows deductions for expenses where the vacant land is used to carry

on a business by a related party, or the land is used in a business of leasing where an unrelated third party is involved.

As the following examples show, the legislation applies to vacant land where there are no permanent structures erected on that land, however, it may include fences and walls as part of the property.

*Example 1**

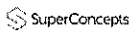
The Nguyen Family Super Fund, an SMSF, owns a block of land on which the trustees intend to build a rental property. The block of land is fenced and has a large retaining wall, but it currently doesn't include any permanent structure. As there is no permanent structure on the land, the fund cannot deduct any holding costs for the land.

*Example 2**

The Crown Family Super Fund, an SMSF, owns vacant land which is rented to the son of a fund member who uses it in his farming business. As the son is carrying on a business to earn assessable income and is a related party (spouses, children under 18 years old, affiliates and connected entities) the fund can deduct costs associated with the SMSF owning the land.

SMSFs owning property

The SIS Act does not prevent an SMSF from owning a property either directly or indirectly, or even one that is financed under a limited recourse borrowing arrangement. The amount of tax deductions available for expenses depends on the purpose and use of the property, such as residential, commercial or investment.



When it comes to real estate, SMSFs can be eligible for tax deductions and other concessions depending on the property type and how it is used. An SMSF can lease residential property to unrelated third-party tenants; commercial property to related and unrelated tenants; run a bed and breakfast; or just hold vacant land for development or resale. If the fund complies with the requirements of the Superannuation Industry (Supervision) Act (SIS Act), property ownership can help build retirement wealth for members. Let's take a look at different ways in which real estate owned by a fund can be used and what's available to SMSFs.

*These examples are for illustrative purposes only.

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