

5.1

SJC Super Fund General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
04/09/2020	T/up expenses paid by member		220.00		220.00 DR
26/11/2020	T/up expenses paid by member		220.00		440.00 DR
09/04/2021	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		2,420.00		2,860.00 DR
			2,860.00		2,860.00 DR

Total Debits: 2,860.00

Total Credits: 0.00

5-1A



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
 PO Box 806, Oxenford 4210 Queensland
 Tele 07 5561 8800 | Fax 07 5561 8700
 simmonslivingstone.com.au

The Trustee
 SJC Super Fund
 PO Box 124
 CHIRNPARK QLD 4215

Tax Invoice
024670
 Ref: CIORSS1
 4 January, 2021

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2020 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Preparation of Member's Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	2,500.00 2,500.00 GST: \$ 250.00 Amount Due: \$ 2,750.00

Acc 2470
 Audit 330

 2720

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

(EFT) - Transfer to our account
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520

Credit Card (Please indicate type) Mastercard Visa

Card Number:

CardholderSignature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

Ref: CIORSS1
 Invoice: 024670
 4 January, 2021
Amount Due: \$ 2,750.00

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 23 December 2020

Recipient: SJC Super Fund

Address: C/- 30/340 Hope Island Road, HOPE ISLAND Qld. 4212

Description of Services

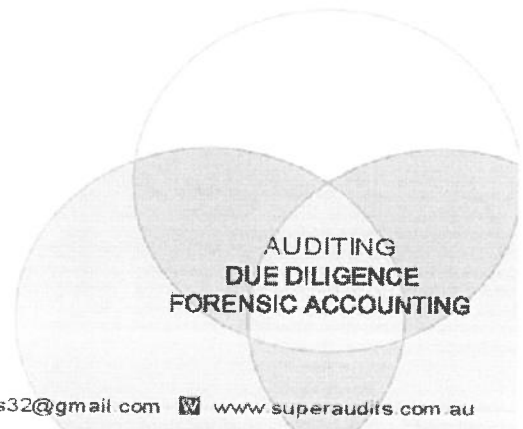
Statutory audit of the SJC Super Fund for the financial year ending 30 June 2020.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.





Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

Stephen Ciorcalo
SJC SMSF Pty Ltd
PO Box 124
CHIRNPARK QLD 4215

Tax Invoice
022729

Ref: CIORSC1
31 August, 2020

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> • SJC SMSF Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>SJC SMSF Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p> <p style="text-align: right; font-size: 2em; font-family: cursive;">pd 4/9/20.</p>	200.00
<p>Please note that this invoice is now due.</p> <p style="text-align: right;">GST: \$ 20.00 Amount Due: \$ 220.00</p>	

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: CIORSC1 Invoice: 022729 31 August, 2020 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	
Cardholder	Signature	Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

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Simmons Livingstone Associates

A.B.N. 45 163 871 958
 PO Box 806, Oxenford 4210 Queensland
 Tele 07 5561 8800 | Fax 07 5561 8700
 simmonslivingstone.com.au

SJC Bare Property Pty Ltd
 PO Box 124
 CHIRNPARK QLD 4215

Tax Invoice
024181
 Ref: CIORSC2
 17 November, 2020

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> • SJC Bare Property Pty Ltd The following gives details of the work undertaken: <u>SJC Bare Property Pty Ltd</u> Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.	200.00
200.00 GST: \$ 20.00 Amount Due: \$ 220.00	

*PAID VIA
 VISA 26 NOV 2020
 \$220.00
 10.25 AM*

Please note that this invoice is now due.

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

Direct Deposit (EFT)
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520

Ref: CIORSC2
 Invoice: 024181
 17 November, 2020
Amount Due: \$ 220.00

Credit Card (Please indicate type)
 Mastercard
 Visa
 Card CCV

Card Number:

Cardholder Mr Stephen Ciorcalo Signature *Stephen Ciorcalo* Expiry / /

DocuSigned by: *Stephen Ciorcalo* 06/22

Liability limited by a scheme approved under Professional Standards Legislation

6.1

SJC Superannuation Fund

Formation Costs

\$2,500.00 establishment costs

Year

2019	500.00	2,000.00
2020	500.00	1,500.00
2021	500.00	1,000.00
2022	500.00	500.00
2023	500.00	0.00

POSTED

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SJC Super Fund General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
21/10/2020	T/up expenses paid by member		55.00		55.00 DR
06/01/2021	BPAY TO ASIC BP		273.00		328.00 DR
			328.00		328.00 DR

Total Debits: 328.00

Total Credits: 0.00

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ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries

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

SJC SMSF PTY. LTD.
ACN/ARBN: 628 294 860
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 21 Aug 2020
Account Number 22 628294860

Summary

Balance outstanding
New charges \$55.00
TOTAL DUE \$55.00

- * Amounts 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

Please Pay

Pay now \$0.00
By 21 Oct 2020 \$55.00

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/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$82. If you are over one month late, this fee increased to \$340.

Date	Reference	Description	Amount
21/08/2020	3X5036324480P PA	2020 Annual Review	55.00

Payment Slip

SJC SMSF PTY. LTD.

ACN/ARBN: 628 294 860
Account Number 22 628294860
Amount Payable \$55.00

Payment Options

*814 129 0002296282948605 84



22 628294860



Billpay Code: 8929
Ref: 2296 2829 4860 584



Billier Code: 17301
Reference: 2296282948605



in person at any Post Office, pay by cash, cheque or EFTPOS



by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *

Contact your bank, credit union or building society to make this payment from your cheque, savings account or credit card. More info: www.bpay.com.au



Mail

Mail this payment slip and your cheque to ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.

**ASIC**

Australian Securities & Investments Commission

7-3
Forms Manager
Registered Agents

Company: SJC SMSF PTY. LTD. ACN 628 294 860

Company details

Date company registered 21-08-2018
 Company next review date 21-08-2022
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HELENSVALE QLD 4212

Principal place of business

UNIT 3 , 28 JOSEPHINE STREET , REDCLIFFE QLD 4020

Officeholders

CIORCALO, STEPHEN JOHN

Born 04-07-1965 at MELBOURNE VIC

UNIT 3 , 28 JOSEPHINE STREET , REDCLIFFE QLD 4020

Office(s) held: Director, appointed 21-08-2018
Secretary, appointed 21-08-2018**Company share structure**

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	1	1.00	0.00

Members

CIORCALO , STEPHEN JOHN

UNIT 3 , 28 JOSEPHINE STREET , REDCLIFFE QLD 4020

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

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
25-10-2021	2EPP84085	484 CHANGE TO COMPANY DETAILS	Processed and imaged
25-10-2021	2EPP84084	484 CHANGE TO COMPANY DETAILS	Processed and imaged
03-09-2020	5EBU73840	484 CHANGE TO COMPANY DETAILS	Processed and imaged

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Securities and Investments Commission
1300 300 630

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

BARE PROPERTY PTY LTD
ACN/ARBN: 629 916 187
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

PAID
06/01/2021

Invoice Statement

Issue Date 9 Nov 2020
Account Number 22 629916187

Summary

Balance outstanding
New charges \$273.00
TOTAL DUE \$273.00

Please Pay

Pay now \$0.00
By 9 Jan 2021 \$273.00

If you have already paid, please ignore this invoice statement

- * Amounts 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

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$82. If you are over one month late, this fee increased to \$340.

Date	Reference	Description	Amount
09/11/2020	3X5615223480B PA	2020 Annual Review	273.00

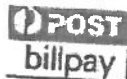
Payment Slip

SJC BARE PROPERTY PTY LTD

Payment Options



*814 129 0002296299161879 35

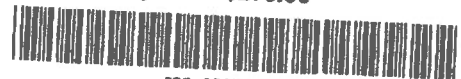


Billpay Code: 8929
Ref: 2296 2991 6187 935



Biller Code: 17301
Reference: 2296299161879

ACN/ARBN: 629 916 187
Account Number 22 629916187
Amount Payable \$273.00



22 629916187

in person at any Post Office, pay by cash, cheque or EFTPOS

by phone 13 18 16 pay by Mastercard or VISA

Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *
Contact your bank, credit union or building society to make this payment from your cheque, savings account or credit card. More info: www.bpay.com.au



Mail

Mail this payment slip and your cheque to ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.

**ASIC**

Australian Securities & Investments Commission

7-5
Forms Manager
Registered Agents

Company: SJC BARE PROPERTY PTY LTD ACN 629 916 187

Company details

Date company registered 09-11-2018
 Company next review date 09-11-2022
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

UNIT 3 , 28 JOSEPHINE STREET , REDCLIFFE QLD 4020

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Secretary, appointed 09-11-2018**Company share structure**

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ORD	ORDINARY	1	1.00	0.00

Members

CIORCALO , STEPHEN JOHN

UNIT 3 , 28 JOSEPHINE STREET , REDCLIFFE QLD 4020

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

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
25-10-2021	2EPP84082	484 CHANGE TO COMPANY DETAILS	Processed and imaged
25-10-2021	2EPP84083	484 CHANGE TO COMPANY DETAILS	Processed and imaged
03-09-2020	5EBU73839	484 CHANGE TO COMPANY DETAILS	Processed and imaged

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8.1

PAID
24/02/2021**Simmons
Livingstone
& Associates**SJC SMSF Pty Ltd ATF SJC Super Fund - PEC 611078
1/7 Redberry Lane
WOOMBYE QLD 4559**Simmons Livingstone & Associates**
PO Box 806
Oxenford QLD 4210
Telephone: 07 5561 8800
Facsimile: 07 5561 8700
Email: admin@simmonslivingstone.com.au

TAX INVOICE

Tax Invoice Number :	73458000771
Date:	11 January 2021

Description	Amount
• One Off Adviser Service Fee - Implementation	\$3,181.82
• GST	\$318.18
Total Amount Due: (Includes GST) Terms : 7 days	\$3,500.00

✕

Please detach and return with your payment or Credit Card authority to :	Infocus Securities Australia Pty Ltd PO Box 806 Oxenford QLD 4210	Account: SJC SMSF Pty Ltd ATF SJC Super Fund - PE ID: PEC 611078 Invoice: 594510 Due Date: 73458000771 Adviser: 18 January 2021 Amount Due: Thomas Graham \$3,500.00
--	--	---

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$3,552.50 (inc GST).
 Charge \$3,552.50 to my MasterCard VISA

Card No :

Cardholder Name : _____

Expiry Date : ____/____/____

Signature of Cardholder : _____

Other Payment Methods:

Direct Credit:

Account Name: Infocus Securities Australia Pty Ltd**Westpac BSB:** 034-676**Account Number:** 279166**Reference:** Please include ID: 5945100771.

(Please email accounts@infocus.com.au on the day you send your payment via direct credit to enable Infocus to correctly receipt the payment).

Cheque: Please make cheque payable to Infocus Securities Australia Pty Ltd

Office Use Only
Authority Number:
Date Received:

Infocus Securities Australia Pty Ltd
ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523
trading as Infocus Wealth Management

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SJC Superannuation Fund
Summary of Quantity Surveyor Report
24/24 The Corso, North Lakes Q 4509

- Plant & Equipment

Brand new Property

Year	Claim	Closing WDV	23933 Total Cost
2019	3501	20432	
2020	5141	15291	
2021	3692	11599	
2022	2696	8903	
2023	2368	6535	
2024	1860	4675	
2025	1565	3110	
2026	1167	1943	
2027	730	1213	
2028	456	757	
2029	286	471	
2030	180	291	
2031	114	177	
2032	70	107	
2033	43	64	
2034	25	39	
2035	16	23	
2036	9	14	
2037	7	7	
2038	4	3	
2039	2	1	
2040	1	0	

Depreciation Schedule

For The Period 01 July 2020 - 30 June 2021



Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation ¹	Method	Rate	Depreciation		Closing Written Down Value	
				Disposals/ Decrease	Additions/ Increase				Calculated Depreciation ²	Posted Depreciation ³		
Plant and Equipment (at written down value) - Unitted												
Security Doors												
	15/07/2019	2,964.50	2,679.39			2,679.39	Diminishing Value	10.00 %	267.94	267.94	2,411.45	
		2,964.50	2,679.39			2,679.39			267.94	267.94	2,411.45	
		2,964.50	2,679.39			2,679.39			267.94	267.94	2,411.45	

¹ Amounts have been pro rated based on number of days in the year

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

Diminishing value method summary

Date	Effective life	Pooled plant	Division 40	Division 43	Total
2-Feb-19 to 30-Jun-19	1,953	1,548	3,501	2,669	6,170
1-Jul-19 to 30-Jun-20	2,625	2,516	5,141	6,566	11,707
1-Jul-20 to 30-Jun-21	2,120	1,572	3,692	6,568	10,260
1-Jul-21 to 30-Jun-22	1,713	983	2,696	6,568	9,264
1-Jul-22 to 30-Jun-23	1,030	1,338	2,368	6,568	8,936
1-Jul-23 to 30-Jun-24	676	1,184	1,860	6,568	8,428
1-Jul-24 to 30-Jun-25	217	1,348	1,565	6,568	8,133
1-Jul-25 to 30-Jun-26	0	1,167	1,167	6,568	7,735
1-Jul-26 to 30-Jun-27	0	730	730	6,568	7,298
1-Jul-27 to 30-Jun-28	0	456	456	6,568	7,024
1-Jul-28 to 30-Jun-29	0	286	286	6,568	6,854
1-Jul-29 to 30-Jun-30	0	180	180	6,568	6,748
1-Jul-30 to 30-Jun-31	0	114	114	6,568	6,682
1-Jul-31 to 30-Jun-32	0	70	70	6,568	6,638
1-Jul-32 to 30-Jun-33	0	43	43	6,568	6,611
1-Jul-33 to 30-Jun-34	0	25	25	6,568	6,593
1-Jul-34 to 30-Jun-35	0	16	16	6,568	6,584
1-Jul-35 to 30-Jun-36	0	9	9	6,568	6,577
1-Jul-36 to 30-Jun-37	0	7	7	6,568	6,575
1-Jul-37 to 30-Jun-38	0	4	4	6,568	6,572
1-Jul-38 to 30-Jun-39	0	2	2	6,568	6,570
1-Jul-39 to 30-Jun-40	0	1	1	6,568	6,569
1-Jul-40 to 30-Jun-41	0	0	0	6,568	6,568
1-Jul-41 to 30-Jun-42	0	0	0	6,568	6,568
1-Jul-42 to 30-Jun-43	0	0	0	6,568	6,568
1-Jul-43 to 30-Jun-44	0	0	0	6,568	6,568
1-Jul-44 to 30-Jun-45	0	0	0	6,568	6,568
1-Jul-45 to 30-Jun-46	0	0	0	6,568	6,568
1-Jul-46 to 30-Jun-47	0	0	0	6,568	6,568
1-Jul-47 to 30-Jun-48	0	0	0	6,568	6,568
1-Jul-48 to 30-Jun-49	0	0	0	6,568	6,568
1-Jul-49 to 30-Jun-50	0	0	0	6,568	6,568
1-Jul-50 to 30-Jun-51	0	0	0	6,568	6,568
1-Jul-51 to 30-Jun-52	0	0	0	6,568	6,568
1-Jul-52 to 30-Jun-53	0	0	0	6,568	6,568
1-Jul-53 to 30-Jun-54	0	0	0	6,568	6,568
1-Jul-54 to 30-Jun-55	0	0	0	6,568	6,568
1-Jul-55 to 30-Jun-56	0	0	0	6,568	6,568
1-Jul-56 to 30-Jun-57	0	0	0	6,568	6,568
1-Jul-57 to 30-Jun-58	0	0	0	6,568	6,568
1-Jul-58 to 30-Jun-59	0	0	0	3,902	3,902
Total	10,334	13,599	23,933	262,721	286,654

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

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5th October 2021

S J C S M S F Pty Ltd Atf S J C Super Fund
33/469 Pine Ridge Road
RUNAWAY BAY QLD 4216

Dear Trustee

2021 Annual Statement Insurance through Superannuation
Policy number: 1861647

We're pleased to provide an update about your policy for the year ended 30 June 2021.

Your Annual Statement contains a summary of your policy and details of your insurance benefits. This statement is for general information only and does not constitute an annual statement for the purposes of Section 1017D of the *Corporations Act 2001 (Cth)*.

Important

Please note that this statement outlines details of your insurance through superannuation only.

Are your contact details up to date?

The email address we have on file for you is steve_c1965@hotmail.com. If your email or any other contact details have changed, please let us know and we'll update them for you.

More information

If you have any questions or would like more information, please contact your financial adviser Tom James Graham by phone on 07 5561 8800 or by email to lauren@simmonslivingstone.com.au. You can also get in touch with us directly by phone on 1300 209 088, or by email to customerservice@tal.com.au.

Thank you for choosing TAL for your insurance needs.

Yours sincerely

TAL Customer Service

TAL Life Limited

ABN 70 050 109 450 | AFSL 237848
GPO Box 5380, Sydney NSW 2001
Level 16, 363 George Street
Sydney NSW 2000

Customer Service
P 1300 209 088
F 1300 351 133
E customerservice@tal.com.au

W tal.com.au

Superannuation**Annual Statement****1 July 2020 to 30 June 2021**

Life Insured	: Stephen John Ciorcalo	Commencement date	: 18/10/2020
Policy number	: 1861647		
Adviser	: Tom James Graham		
Adviser number	: 52995		
Policy Owner	: S J C S M S F Pty Ltd Atf S J C Super Fund		
Issuer	: TAL Life Limited		
AFSL	: 237848	ABN	: 70 050 109 450

Insurance Benefits as at 30 June 2021

Stephen John Ciorcalo's Benefits	\$
Total and Permanent Disablement Sum Insured	154350.00

Summary

	\$
Withdrawal Value as at 01/07/2020	0.00
Total Premiums and Rollovers	983.40
Total Insurance Premiums	(983.40)
Withdrawal Value as at 30/06/2021	0.00
Total Policy Fees (included in total insurance premiums paid)	0.00

TAL Life LimitedABN 70 050 109 450 | AFSL 237848
GPO Box 5380, Sydney NSW 2001
Level 16, 363 George Street
Sydney NSW 2000**Customer Service**
P 1300 209 088
F 1300 351 133
E customerservice@tal.com.au

W tal.com.au

Superannuation**Annual Statement**

Life Insured : Stephen John Ciorcalo

Policy number : 1861647

Transaction listing

Date	Transaction	Amount \$
17/10/2020	Premium	983.40
17/10/2020	Insurance Premium	(983.40)

Important information

This statement has been prepared by TAL Life Limited, ABN 70 050 109 450 (TAL). It outlines the value of the benefits that your insurance provided as at 30 June 2021 and the transactions that occurred during the prior twelve month period. This statement is for information purposes and should be read in conjunction with the disclosure documents you received when you commenced this insurance.

TAL has taken reasonable care in preparing this statement but reserves the right to make amendments in the event of an error. The information contained within this statement is of a general nature only and does not take into account your particular objectives, financial situation and needs. You should obtain appropriate independent financial and tax advice and read the Product Disclosure Statement (or, if applicable, other disclosure documents) before making a decision about your insurance.

Your insurance benefits

TAL allows you the flexibility to alter your insurance benefits as your personal circumstances change. You should seek advice from your financial adviser about the appropriate level of insurance cover for your individual circumstances.

Assets of the fund

Under superannuation law you should be aware that assets of the self-managed superannuation fund (SMSF) remain the responsibility of the trustee of the SMSF and should be kept separate from your personal assets.

We act on instructions from the trustee of your SMSF in relation to the life risk policies insured.

Additional explanation of policy fees and costs

For full details on the fees, expenses and charges applicable to your insurance cover, please refer to the disclosure documents.

Withdrawal value

This statement relates to your life insurance which does not acquire a withdrawal value. If you terminate this insurance at any time (when you are not eligible to make a claim) no cash value will be payable.

Complaints

If you have an issue or complaint, please contact our Customer Service Team on 1300 209 088, Monday to Friday, between 8.00am - 7.00pm (AEST/AEDT). Alternatively, you may wish to address your complaint in writing to:

Internal Dispute Resolution
GPO BOX 5380
Sydney NSW 2001
IDRcomplaints@tal.com.au

We aim to resolve all complaints quickly and fairly. If you are not satisfied with our final response to your complaint, or you have not received our final response to your complaint within 45 days or 90 days in relation to death benefit distributions of the date we received your complaint, you may lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA is an external dispute resolution scheme that provides a fair and independent complaint resolution service that is free to consumers:

Online: www.afca.org.au
Email: info@afca.org.au
Phone: 1800 931 678 (free call within Australia)
Mail: Australian Financial Complaints Authority
GPO Box 3, Melbourne VIC 3001

Time limits may apply to complain to AFCA, so you should act quickly. Please consult the AFCA website, or call them, to find out if or when the time limit relevant to your circumstances expires. AFCA has authority to hear certain complaints and can advise if they can assist you.

Your privacy

In this section, the words 'we' and 'our' refer to both TAL and the Trustee.

The way in which we collect, secure, hold, use and disclose personal and sensitive information (your information) is explained in our privacy policies. These policies can be obtained online at www.tal.com.au/privacy-policy (all policies) and www.mercer.com.au/privacy.html (TAL Super policies only) or by contacting us.

If you have any questions about the way in which your information is managed, or would like a paper copy of our privacy policies, please contact us by phone on 1300 209 088 or by email to customerservice@tal.com.au.

Contacting TAL

If you have any questions or would like more information about your TAL product, you can contact us by phone on 1300 209 088 or by email to customerservice@tal.com.au. You can also write to us at TAL Life Limited, GPO Box 5380 Sydney NSW 2001.

If you have a question specific to your individual circumstances, please contact your financial adviser. If you do not have a financial adviser, please call us and we'll put you in touch with one.

11-1

SJC Super Fund General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Agents Management Fees (41930)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
30/06/2021	T/up Real Estate Agent annual statement		115.50		115.50 DR
30/06/2021	T/up Real Estate Agent annual statement		1,481.10		1,596.60 DR
			1,596.60		1,596.60 DR
Property Expenses - Council Rates (41960)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
30/06/2021	T/up Real Estate Agent annual statement		1,843.00		1,843.00 DR
			1,843.00		1,843.00 DR
Property Expenses - Insurance Premium (41980)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
30/06/2021	T/up Real Estate Agent annual statement		343.00		343.00 DR
			343.00		343.00 DR
Property Expenses - Interest on Loans (42010)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
01/07/2020	Regular interest charge		1,128.96		1,128.96 DR
01/08/2020	Regular interest charge		1,165.13		2,294.09 DR
01/09/2020	Regular interest charge		1,164.27		3,458.36 DR
01/10/2020	Regular interest charge		1,125.03		4,583.39 DR
01/11/2020	Regular interest charge		1,161.05		5,744.44 DR
01/12/2020	Regular interest charge		1,122.54		6,866.98 DR
01/01/2021	Regular interest charge		1,158.23		8,025.21 DR
01/02/2021	Regular interest charge		1,157.56		9,182.77 DR
01/03/2021	Regular interest charge		1,045.44		10,228.21 DR
01/04/2021	Regular interest charge		1,155.58		11,383.79 DR
01/05/2021	Regular interest charge		1,117.01		12,500.80 DR
01/06/2021	Regular interest charge		1,153.16		13,653.96 DR
			13,653.96		13,653.96 DR
Property Expenses - Repairs Maintenance (42060)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
30/06/2021	T/up Real Estate Agent annual statement		104.50		104.50 DR
30/06/2021	T/up Real Estate Agent annual statement		363.00		467.50 DR
30/06/2021	T/up Real Estate Agent annual statement		109.00		576.50 DR
			576.50		576.50 DR
Property Expenses - Strata Levy Fees (42100)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
30/06/2021	T/up Real Estate Agent annual statement		1,931.80		1,931.80 DR
			1,931.80		1,931.80 DR
Property Expenses - Water Rates (42150)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
30/06/2021	T/up Real Estate Agent annual statement		1,595.24		1,595.24 DR

11.2

SJC Super Fund General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
			1,595.24		1,595.24 DR
Property Expenses - Borrowing costs (42200)					
<u>Unit 24, 24 the Corso, North Lakes (U24THECORS)</u>					
30/06/2021	Write off Borrowing costs 2021 year		552.00		552.00 DR
			552.00		552.00 DR

Total Debits: 22,092.10

Total Credits: 0.00



AFS License No 736661 A.B.N. 59 000 257 582
 109 St Georges Terrace, Perth WA 6163

11-3

21 April 2021
 Page 1 of 1

OFFER TO RENEW

Landlords Extra Protection Plus

Policy PHA+/067661 (197720)
 Insured Clients of H & H Residential Properties

This Policy falls due for renewal on **15 May, 2021**

Renewal Premium	\$281.48
Emergency Service Levy	\$0.00
Administration fees	\$5.00
G.S.T.	\$28.65
Stamp duty	\$27.87
Total	\$343.00

Insured Property

Schedule Number 197720
 Owner Steve Giozalo
 Risk address 24 The Corso
 North Lakes QLD 4500
 Excess \$50 each claim for Section 4: Contents (except Earthquake). A \$200 excess applies to all claims for Earthquake. A \$250 excess applies to claims for Theft by tenants under Section 1: Deliberate Damage.
 A \$250 excess applies to each claim for Accidental Damage under Section 1: Damage by Tenant but not exceeding \$500.
 A \$250 excess applies to each claim for Accidental Damage under Section 4: Contents but not exceeding \$500.

Sums Insured

Building	\$0	Mortgagee Protection	\$0
Contents	\$60,000	Deliberate Damage	\$60,000
Loss of Rent	See policy wording	Tenants Default Weekly Rent	See policy wording
Workers Compensation	No	Legal Liability	\$20,000,000
Flood Cover	Yes		

This is a summary of your renewal notice only. For full details of the policy, please refer to our website www.sgua.com.au/product-disclosure-statements

11.4



TAX INVOICE

Steve Ciorcalo

Invoice Date
25 Jun 2021

Invoice Number
INV-3027

Reference
24/24 The Corso, North
Lakes, QLD 4509

ABN
81 607 917 797

True Value Electrical
Solutions Pty Ltd
ABN: 81 607 917 797
PO Box 3365
WARNER QLD 4500
Ph: 0432 570 712

Description	Quantity	Unit Price	GST	Amount AUD
Labour to disconnect run on timer and as there is a door in this room with a security screen to outside it doesn't need to be there	1.00	95.00	10%	95.00
			Subtotal	95.00
			TOTAL GST 10%	9.50
			TOTAL AUD	104.50

Due Date: 2 Jul 2021

Terms - 7 DAYS

True Value Electrical Solutions Pty Ltd

Commonwealth Bank BSB 064164 ACCOUNT 10700084

Electrical Contractors Licence No: 79693

Restricted Split systems Installation & Decommissioning Licence No: L123554

I certify that the electrical installation, to the extent it is effected by the electrical work, has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying to the electrical installation under the Electrical Safety Regulation 2014.

Thank you for using True Value Electrical Solutions Pty Ltd



1300 Smoke Alarms Pty Ltd
 PO Box 846
 Fortitude Valley QLD 4006
 ABN 73 147 616 108

CUSTOMER SERVICE
 1300 766 532
REMITTANCE ADVICE
 accounts@1300smokealarms.com.au



11-5

TAX INVOICE

Steve Ciorcalo
 H & H Residential Properties
 30 Stark Drive
 Narangba QLD, 4504

Invoice No.	479476
Invoice Date	01 Oct 2020
Due Date	31 Oct 2020
Amount Due	\$ 109.00

Address: 24/24 The Corso, North Lakes 4509

Qty	Service	Amount
1	Smoke Alarm Bundle (Smoke Alarms + Safety Switches + Corded Blinds)	\$ 109.00

EFT PAYMENT

Name: 1300 Smoke Alarms Pty Ltd
 BSB: 064 163
 Account: 1036 1388
 Reference: 479476
 Remittance: accounts@1300smokealarms.com.au

Total (incl. GST)	\$ 109.00
GST	\$ 9.91
Paid To Date	\$ 0.00
Balance	\$ 109.00

COMPLIANCE REPORT - 479476

Address: 24/24 The Corso, North Lakes 4509
 Service: **Smoke Alarm Bundle (Smoke Alarms + Safety Switches + Corded Blinds)** (Annual Service)
 Date: 24 Sep 2020 Time: 13:36
 Subscription Expiry: 03 Oct 2020
 Technician: Mitchell Diggles via Auto Tech

2022 COMPLIANT
 Smoke alarms meet Qld 2022 legislation requirements

Position	Location	Power	Type	Battery [^]	Expiry	New Expiry	Action	Reason
RFC	Lvl 1 Bedroom 1	240 Volt	PhotoElectric	Yes	No Exp	2027	Serviced Alarm	✓
RFC	Lvl 1 Bedroom 2	240 Volt	PhotoElectric	Yes	No Exp	2027	Serviced Alarm	✓
RFC	Lvl 1 Stairs - Top	240 Volt	PhotoElectric	Yes	No Exp	2027	Serviced Alarm	✓
RFC	Lvl G Stairs - Bottom	240 Volt	PhotoElectric	Yes	No Exp	2027	Serviced Alarm	✓

Corded Windows	Inspected	Retrofits	Status	Details
Compliance Inspection	All	0	Compliant	This property passes the ACCC Minimum Standards

Safety Switch/RCD	Test	Status	Details
Compliance Test	VIO	Compliant	Visual inspection only.
Compliance Test	VIO	Compliant	Visual inspection only.
Compliance Test	VIO	Compliant	Visual inspection only.
Compliance Test	VIO	Compliant	Visual inspection only.
Compliance Test	VIO	Compliant	Visual inspection only.
Compliance Test	VIO	Compliant	Visual inspection only.

* Compliance Inspection: This Report confirms compliance or non-compliance at the time of our inspection only with all relevant Federal and State legislative requirements for the services listed above. 1300 Smoke Alarms, its employees and its directors will not be held responsible if any items have been tampered with, removed or damaged by the tenant/agent or any other party after our inspection. Failure to pay this invoice within 30 days of issue will render the property non-compliant and all liability will transfer to the owner and/or the managing agent. Overdue invoices may result in referring to a Credit Agency once a reasonable reminder notice has been served upon.
 Insurance Policy No: SMK106001466. Elect Licence No: 84612. www.1300smokealarms.com.au/qld-terms.

RFC = Required for Compliance | NRFC = Not required for Compliance | ^Battery charge min 80%

11-6

Low's Yard & Property Solutions

95 Shakespeare Parade
Strathpine QLD 4500
Australia
Phone: 0439837144
lowsproperty@outlook.com
ABN: 71 103 037 360

Invoice: IV00000020455

Tax Invoice

Invoice date: 05/11/2020

Bill to:
Steve Ciorcalo c/
H&H Residential Properties
30 Stark Road
NARANGBA QLD 4504

Due:
12/11/2020

Purchase Order:
M3788659

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
24/24 The Corso, North Lakes Adjust door hinge	GST	93.00

GST:	\$8.45
Total (inc GST):	\$93.00
Amount Paid:	\$0.00
AMOUNT DUE:	\$93.00

11-6 \$93
 11-7 90
 11-8 75
 11-9 55
 11-10 25
 11-11 25

~~\$363~~

How to Pay Due 12/11/2020

Bank Deposit via EFT

Bank: ANZ
 Name: Darren Low
 BSB: 014271
 AC#: 495542476
 Ref#: IV00000020455

Mail

Cheques payable to:
Low's Yard & Property Solutions

Mail to:
95 Shakespeare Parade
Strathpine QLD 4500

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Low's Yard & Property Solutions

95 Shakespeare Parade
Strathpine QLD 4500
Australia
Phone: 0439837144
lowsproperty@outlook.com
ABN: 71 103 037 360

Invoice: IV00000021115

Tax Invoice

Invoice date: 30/03/2021

Bill to:
Steve Ciorcalo c/
H&H Residential Properties
30 Stark Road
NARANGBA QLD 4504

Due:
06/04/2021
Purchase Order:
M4019929

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
24/24 The Corso, North Lakes Secure loose toilet seats	GST	90.00
GST:		\$8.18
Total (inc GST):		\$90.00
Amount Paid:		\$0.00
AMOUNT DUE:		\$90.00

How to Pay Due 06/04/2021

Bank Deposit via EFT

Bank: ANZ
Name: Darren Low
BSB: 014271
AC#: 495542476
Ref#: IV00000021115

Mail

Cheques payable to:
Low's Yard & Property Solutions

Mail to:
95 Shakespeare Parade
Strathpine QLD 4500

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Low's Yard & Property Solutions

95 Shakespeare Parade
Strathpine QLD 4500
Australia
Phone: 0439837144
lowsproperty@outlook.com
ABN: 71 103 037 360

Invoice: IV00000021403

Tax Invoice

Invoice date: 15/06/2021

Bill to:
Steve Ciorcalo c/
H&H Residential Properties
30 Stark Road
NARANGBA QLD 4504

Due:
22/06/2021
Purchase Order:
M4166761

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
24/24 The Corso, North Lakes Hinge repair laundry cupboard	GST	75.00
GST:		\$6.82
Total (inc GST):		\$75.00
Amount Paid:		\$0.00
AMOUNT DUE:		\$75.00

Notes

Tenant runs washing machine hose in between cupboard door and cupboard.
As a result door cannot shut properly and possibly door had been forced and popped hinges.

How to Pay Due 22/06/2021

Bank Deposit via EFT

Bank: ANZ
Name: Darren Low
BSB: 014271
AC#: 495542476
Ref#: IV00000021403

Mail

Cheques payable to:
Low's Yard & Property Solutions

Mail to:
95 Shakespeare Parade
Strathpine QLD 4500

11-9

Low's Yard & Property Solutions

95 Shakespeare Parade
Strathpine QLD 4500
Australia
Phone: 0439837144
lowsproperty@outlook.com
ABN: 71 103 037 360

Invoice: IV00000021406

Tax Invoice

Invoice date: 15/06/2021

Bill to:
Steve Ciorcalo c/
H&H Residential Properties
30 Stark Road
NARANGBA QLD 4504

Due:
22/06/2021

Purchase Order:
M4166756

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
24/24 The Corso, North Lakes Re-affix kitchen sink to bench top	GST	55.00
GST:		\$5.00
Total (inc GST):		\$55.00
Amount Paid:		\$0.00
AMOUNT DUE:		\$55.00

Notes
#Poorly designed set up - sink is held up by silicone only and the silicone had let go.

How to Pay Due 22/06/2021

Bank Deposit via EFT

Bank: ANZ
Name: Darren Low
BSB: 014271
AC#: 495542476
Ref#: IV00000021406

Mail

Cheques payable to:
Low's Yard & Property Solutions

Mail to:
95 Shakespeare Parade
Strathpine QLD 4500

11-10

Low's Yard & Property Solutions

95 Shakespeare Parade
Strathpine QLD 4500
Australia
Phone: 0439837144
lowsproperty@outlook.com
ABN: 71 103 037 360

Invoice: IV00000021405

Tax Invoice

Invoice date: 15/06/2021

Bill to:
Steve Ciorcalo c/
H&H Residential Properties
30 Stark Road
NARANGBA QLD 4504

Due:
22/06/2021

Purchase Order:
M4166757

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
24/24 The Corso, North Lakes Tighten handrail on staircase	GST	25.00
GST:		\$2.27
Total (inc GST):		\$25.00
Amount Paid:		\$0.00
AMOUNT DUE:		\$25.00

How to Pay Due 22/06/2021

Bank Deposit via EFT

Bank: ANZ
Name: Darren Low
BSB: 014271
AC#: 495542476
Ref#: IV00000021405

Mail

Cheques payable to:
Low's Yard & Property Solutions

Mail to:
95 Shakespeare Parade
Strathpine QLD 4500

11-11

Low's Yard & Property Solutions

95 Shakespeare Parade
Strathpine QLD 4500
Australia
Phone: 0439837144
lowsproperty@outlook.com
ABN: 71 103 037 360

Invoice: IV00000021404

Tax Invoice

Invoice date: 15/06/2021

Bill to:
Steve Ciorcalo c/
H&H Residential Properties
30 Stark Road
NARANGBA QLD 4504

Due:
22/06/2021

Purchase Order:
M4166759

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
24/24 The Corso, North Lakes Tighten bathroom shower shelves	GST	25.00

GST:	\$2.27
Total (inc GST):	\$25.00
Amount Paid:	\$0.00
AMOUNT DUE:	\$25.00

How to Pay Due 22/06/2021

Bank Deposit via EFT

Bank: ANZ
Name: Darren Low
BSB: 014271
AC#: 495542476
Ref#: IV00000021404

Mail

Cheques payable to: Low's Yard & Property Solutions
Mail to: 95 Shakespeare Parade Strathpine QLD 4500

41960

12-1

Rate notice

Moreton Bay
Regional Council

Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: (07) 3480 6464

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



SJC Bare Property Pty Ltd
C/- H&H Residential Properties
30 Stark Drive
NARANGBA QLD 4504

Property Details

Unit 24 24 The Corso, NORTH LAKES QLD 4509
Lot 24 SP 297798
Rateable Valuation \$38,377

Assessment number

838072.7

Total Payable

\$460.75

Period of rating

1 July - 30 September 2020

Date of issue

01 July 2020

Due date for payment

03 August 2020

Council Rates & Charges

General Rate - Category U5N (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
Special Charge - North Lakes Enhanced Services	7.50
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$460.75

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 25th June 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit www.moretonbay.qld.gov.au/embrc

Council will receive payment from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 1300 400 620
ONLINE: Go to www.moretonbay.qld.gov.au/pay
AUSTRALIA POST: Pay over the counter at any post office
MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
IN PERSON: Pay at any Customer Service Centre
DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 30 September 2020.
PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.
PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.
RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2464 008380727



Billers Code: 7062
Ref: 008380727

Assessment number

838072.7

Total Payable

\$460.75

Period of rating

1 July - 30 September 2020

Date of issue

01 July 2020

Due date for payment

03 August 2020

Location: Unit 24 24 The Corso, NORTH LAKES QLD 4509
Customer Ref: 008380727

4 x 460.75 = \$1843

41960

12:2

Rate notice

Moreton Bay
Regional Council

Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: (07) 3480 6464

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



SJC Bare Property Pty Ltd
C/- H&H Residential Properties
30 Stark Drive
NARANGBA QLD 4504

Property Details

Unit 24 24 The Corso, NORTH LAKES QLD 4509
Lot 24 SP 297798
Rateable Valuation \$38,377

Assessment number	838072.7
Total Payable	\$460.75
Period of rating	1 October - 31 December 2020
Date of issue	01 October 2020
Due date for payment	02 November 2020

Council Rates & Charges

General Rate - Category U5N (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
Special Charge - North Lakes Enhanced Services	7.50
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$460.75

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 24 September 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.
Visit www.moretonbay.qld.gov.au/embrc

Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 1300 400 620
ONLINE: Go to www.moretonbay.qld.gov.au/pay
AUSTRALIA POST: Pay over the counter at any post office
MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
IN PERSON: Pay at any Customer Service Centre
DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 31 March 2021.
PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.
PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.
RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2464 008380727



Billier Code: 7062
Ref: 008380727

Location: Unit 24 24 The Corso, NORTH LAKES QLD 4509
Customer Ref: 008380727

Assessment number	838072.7
Total Payable	\$460.75
Period of rating	1 October - 31 December 2020
Date of issue	01 October 2020
Due date for payment	02 November 2020

Document re-created on 21/03/2022

4661300111

41960

12.3

Rate notice



Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: (07) 3480 6464

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrcc@moretonbay.qld.gov.au



SJC Bare Property Pty Ltd
C/- H&H Residential Properties
30 Stark Drive
NARANGBA QLD 4504

Property Details

Unit 24 24 The Corso, NORTH LAKES QLD 4509
Lot 24 SP 297798
Rateable Valuation \$38,377

Property number	681125
Total Payable	\$460.75
Period of rating	1 January - 31 March 2021
Date of issue	06 January 2021
Due date for payment	05 February 2021

Council Rates & Charges

General Rate - Category U5N (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
Special Charge - North Lakes Enhanced Services	7.50
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$460.75

End of Quarter Processing Deadlines

Please note that due to a system upgrade at Council, payments made after 17 December 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

Important Message

Due to a recent change in Council's billing system, the payment references and biller codes for your property have changed. Please use the information below for all future payments.

Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 07 3480 6349
ONLINE: Go to www.moretonbay.qld.gov.au/pay
AUSTRALIA POST: Pay over the counter at any post office
MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
IN PERSON: Pay at any Customer Service Centre
DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 31 March 2021.
PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.
PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.
RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

Please note that your payment reference for BPAY & Australia Post has changed. Please use the information listed below for all future payments.



*2471 500681125006811251



Bill Code: 339457
Ref: 500681125006811251

Location: Unit 24 24 The Corso, NORTH LAKES QLD 4509
Customer Ref: 500681125006811251

Property number	681125
Total Payable	\$460.75
Period of rating	1 January - 31 March 2021
Date of issue	06 January 2021
Due date for payment	05 February 2021

Document re-created on 21/03/2022

341300111



12.4

41960

Rate notice



Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au

mbrc@moretonbay.qld.gov.au



29463-036

SJC Bare Property Pty Ltd
C/- H&h Residential Properties
30 Stark Drive
NARANGBA QLD 4504

Property Details

Unit 24 24 The Corso NORTH LAKES QLD 4509
Lot 24 SP 297798
Rateable Valuation \$38,377

Property number

681125

Total Payable

\$460.75

Period of rating

1 April - 30 June 2021

Date of issue

30 April 2021

Due date for payment

1 June 2021

Council Rates & Charges

General Rate - Category U5N (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
Special Charge - Nth Lakes Enhanced Serv	7.50
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$460.75

End of Quarter Processing Deadlines

Please note that due to a system upgrade at Council, payments made after 21 April 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

Document re-created on 21/03/2022
4077532-SEIN-175116-ASA004-29463

Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 07 3480 6349

ONLINE: Go to www.moretonbay.qld.gov.au/pay

AUSTRALIA POST: Pay over the counter at any post office

MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510

IN PERSON: Pay at any Customer Service Centre

DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 8.53% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

Please note that your payment reference for BPAY & Australia Post has changed. Please use the information listed below for all future payments.



*2471 500681125006811251



Billers Code: 339457
Ref: 50 0681 1250 0681 1251

Location: Unit 24 24 The Corso NORTH LAKES QLD 4509
Customer Ref: 50 0681 1250 0681 1251

Property number

681125

Total Payable

\$460.75

Period of rating

1 April - 30 June 2021

Date of issue

30 April 2021

Due date for payment

1 June 2021

STATEMENT 29

13-1

Body Corporate for

VIDA CTS 51788

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 86 502 775 996

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

Date of Notice	21 September 2020		
A/c No	24		
Lot No	24	Unit Number	24
Contrib Ent.	94		
Interest Ent.	96		

Body Corporate for							
VIDA CTS 51788							
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount	
Administrative Fund	01/11/20 to 31/01/21	01/11/20	440.86	0.00		440.86	
Sinking Fund	01/11/20 to 31/01/21	01/11/20	98.70	0.00		98.70	
Insurance Fund	01/11/20 to 31/01/21	01/11/20	72.96	0.00		72.96	
Totals	(Levies include GST)		612.52	0.00		\$612.52	
GST component on levies of \$556.84 is \$55.68							
Please make your payment in accordance with attached slip Please make cheques payable to: StrataPay plus your StrataPay Reference Number Please visit www.stratapay.com for any fees that may be applied when making payments via credit cards.							


IMPORTANT NOTICE


If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-


- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
- * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.


Payment Options


 Tel: 1300 552 311
Ref: 1482 9701 2 Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158


 www.stratamax.com.au
Ref: 1482 9701 2 Internet: Visit this website to make a secure credit card payment over the internet.

 Tel: 1300 552 311
Ref: 1482 9701 2 Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

 Biller Code: 74625
Ref: 1482 9701 2 BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

 Billpay Code: 9216
Ref No: 1482 9701 252 In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

 Make cheque payable to:
StrataPay 1482 9701 2 Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia

 BSB: 067-970
Account No: 1482 9701 2 (Applies to this bill only) Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1482 9701 2

Amount Due Date
\$612.52 01 Nov 20

Mr Tim Burns
51788/02100024 Lot 24/24

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504



*71 216 148297012 52

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 133 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

STATEMENT 37

✓
B-2

Body Corporate for

VIDA CTS 51788

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 86 502 775 996

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

Date of Notice	15 December 2020		
A/c No	24		
Lot No	24	Unit Number	24
Contrib Ent.	94		
Interest Ent.	96		

Body Corporate for
VIDA CTS 51788

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/02/21 to 30/04/21	01/02/21	412.66	0.00		412.66
Sinking Fund	01/02/21 to 30/04/21	01/02/21	145.70	0.00		145.70
Insurance Fund	01/02/21 to 30/04/21	01/02/21	101.76	0.00		101.76
Totals (Levies include GST)			660.12	0.00		\$660.12

GST component on levies of \$600.11 is \$60.01

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

If paying by DEFT Direct Debit, ensure payment covers amount due.
Please make your cheque payable to The body corporate for, VIDA CTS 51788
Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.

IMPORTANT NOTICE

If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
- * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.



DEFT

PAYMENT SYSTEMS

Mr Tim Burns

DEFT Reference Number: 305344368 1000 0000 248



Pay over the Internet from your **Credit Card or
*pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions



Billit Code: 96503
Ref: 305344368 1000 0000 248

Account	BODY CORPORATE FOR VIDA CTS 51788 ABN 86 502 775 996
Lot No.	24
Owner	SJC BARE PROPERTY PTY LTD



By phone from your **Credit Card or *pre-
registered bank account.
Call 1300 301 090 Int +612 8232 7395



Contact your participating financial institution to make this payment
from your cheque or savings account.

All cheques must be made payable to:
Body Corporate For VIDA CTS 51788
ABN 86 502 775 996

*Payments by phone or internet from your cheque or savings account require
registration. Please complete a Customer Initiated Direct Debit registration
form available at www.deft.com.au or call 1800 672 162

POST In person, pay by cash, cheque or EFTPOS at
billpay any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee

Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

TOTAL AMOUNT DUE
DUE DATE 01/02/21

\$660.12



*442 305344368 10000000248

+30534436810000000248<000066012<4+

STATEMENT 41

✓
13-3

Body Corporate for

VIDA CTS 51788

Mall Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 86 502 775 996

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

Date of Notice	22 March 2021		
A/c No	24		
Lot No	24	Unit Number	24
Contrib Ent.	94		
Interest Ent.	96		

Body Corporate for						
VIDA CTS 51788						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/05/21 to 31/07/21	01/05/21	411.72	0.00		411.72
Sinking Fund	01/05/21 to 31/07/21	01/05/21	146.64	0.00		146.64
Insurance Fund	01/05/21 to 31/07/21	01/05/21	100.80	0.00		100.80
Totals	(Levies include GST)		659.16	0.00		\$659.16
GST component on levies of \$599.24 is \$59.92						
If paying by DEFT Direct Debit, ensure payment covers amount due. Please make your cheque payable to The body corporate for, VIDA CTS 51788 Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.						

IMPORTANT NOTICE

If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
- * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.



DEFT

PAYMENT SYSTEMS

Mr Mark Baumann

DEFT Reference Number: 305344368 1000 0000 248



Pay over the Internet from your **Credit Card or
*pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions



Billor Code: 96503
Ref: 305344368 1000 0000 248

Account	BODY CORPORATE FOR VIDA CTS 51788 ABN 86 502 775 996
Lot No.	24
Owner	SJC BARE PROPERTY PTY LTD



By phone from your **Credit Card or *pre-
registered bank account.
Call 1300 301 090 Int +612 8232 7395



Contact your participating financial institution to make this payment
from your cheque or savings account.

All cheques must be made payable to:
Body Corporate For VIDA CTS 51788
ABN 86 502 775 996

*Payments by phone or internet from your cheque or savings account require
registration. Please complete a Customer Initiated Direct Debit registration
form available at www.deft.com.au or call 1800 672 162

POST In person, pay by cash, cheque or EFTPOS at
billpay any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

TOTAL AMOUNT DUE
DUE DATE 01/05/21

\$659.16



*442 305344368 10000000248

+30534436810000000248<000065916<4+

13-1
13-2
13-3

612.52
660.12
659.16

1931-80

STATEMENT 24

✓ 1411

SENT to MAINDA.

07/06/2020



Sjc Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

2020-2021

WATER AND SEWERAGE YOUR BILL

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

Account number	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

Bill number	7120340046
Billing period	13 Feb 2020
90 days	to 12 May 2020
Issue date	3 Jun 2020
Approximate date of next meter reading	6 Aug 2020

14-1 318.51
 14-3 317.74
 14-5 303.81
 14-7 325.71
 14-9 329.41

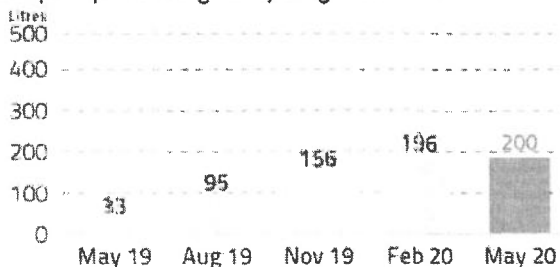
 1595.24

Your account activity

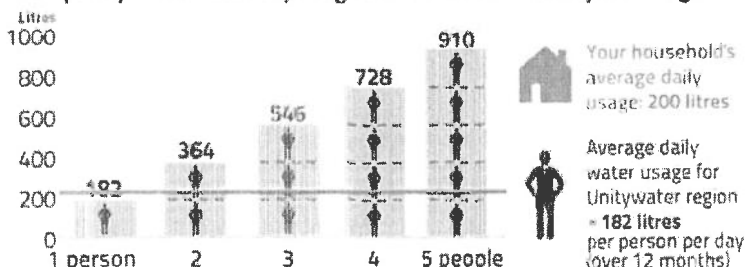
Your last bill \$341.55	-	Payments/ adjustments \$341.55	=	Balance \$0.00	+	New charges \$318.51	=	Total due \$318.51
								Due date 3 Aug 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



Extra time to pay and no interest

We're helping our customers by providing an extra 30 days to pay their bill and we won't charge interest on overdue amounts on bills issued for 6 months.* You don't have to do anything - it's automatically applied to this bill.

*Starts 2 April 2020. For more information, visit unitywater.com/customer-relief



Easy ways to pay For other payment options - see over

iB PAY
 BPAY®
 Biller Code: 130393
 Ref: 0999 1329 88
 Contact your bank or financial institution to pay from your cheque, savings, debit,

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

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

142

Your account details

1300 086 489 Account enquiries Bam-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1708572W	12 Feb 20	966	12 May 20	984	18	90	200.0
Total water usage					18	90	200.0
Total sewerage usage (waste and greywater) = 90% of water usage					16.20	90	180.0

Activity since last bill

Last bill	\$341.55
Payments / adjustments	
15 Apr 2020 CBA BPAY BPAY 15/04/2020	-\$341.55
Account balance	\$0.00

Water and Sewerage Charges

Lot 24 Plan SP297798 Installation ID 223164313615

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	13 Feb 20 to 12 May 20	0.2000	90	\$3.017	\$54.31

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	13 Feb 20 to 12 May 20	0.2000	90	\$0.667	\$12.01
Sewerage up to 760 L/day	13 Feb 20 to 12 May 20	0.1800	90	\$0.667	\$10.81

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	13 Feb 20 to 12 May 20	1	90	\$0.879	\$79.11
Sewerage Access	13 Feb 20 to 12 May 20	1	90	\$1.803	\$162.27

Water subtotal \$145.43
Sewerage subtotal \$173.08

New water and sewerage charges \$318.51

Total Due * 1 + 2 \$318.51

Important information

Payment assistance
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details
Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
No interest will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020. Find out more at: unitywater.com/customer-relief

Water efficiency
For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50
当您需要翻译员时，请致电 13 14 50。
التصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Kini layanan terjemahan, hubungi 13 14 50.
통역사가 필요하시면 13 14 50 으로 전화하십시오.
Quando necessita um intérprete ligue 13 14 50.

Privacy policy
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply. Ref: 0999 1329 88

POST billpay In person, by phone or online
Billpay Code: 4028
Ref: 0999 1329 88
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au

Account number	99913298
Payment reference	0999 1329 88
Total due	\$318.51
Due date	3 Aug 2020

14.3 ✓

STATEMENT 32



Sjc Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

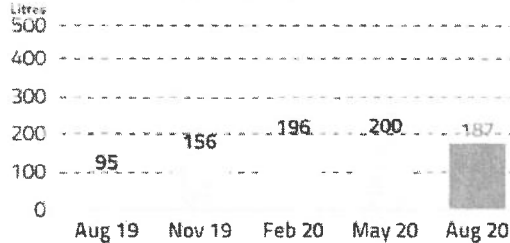
Bill number	7120787269
Billing period	13 May 2020 91 days to 11 Aug 2020
Issue date	28 Sep 2020
Approximate date of next meter reading	9 Nov 2020

Your account activity

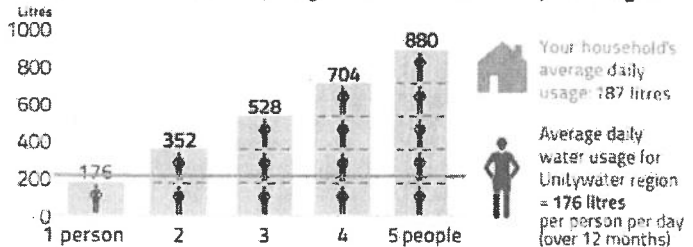
Your last bill \$318.51	-	Payments/ adjustments \$318.51	=	Balance \$0.00	+	New charges \$317.74	=	Total due \$317.74
								Due date 30 Nov 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



Thanks for getting contact-free bills by email or SMS
You're automatically in this draw to win!

[Find out more](#)

*Terms and conditions apply - visit unitywater.com/WIN



Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 0999 1329 88
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518

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

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

211855_128UYW02_Email_S02-000006-000017

14.4

Your account details

1300 086 489
Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1708572W	12 May 20	984	11 Aug 20	1001	17	91	186.8
Total water usage					17	91	186.8
Total sewerage usage (waste and greywater) = 90% of water usage					15.30	91	168.1

Activity since last bill

Last bill	\$318.51
Payments / adjustments	
15 Jul 2020 CBA BPAY BPAY 15/07/2020	-\$318.51
Account balance	\$0.00

Water and Sewerage Charges

Lot 24 Plan SP297798 Installation ID 223164313615

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	13 May 20 to 30 Jun 20	0.1868	49	\$3.017	\$27.62
State Govt Bulk Water	01 Jul 20 to 11 Aug 20	0.1868	42	\$3.122	\$24.50

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	13 May 20 to 30 Jun 20	0.1868	49	\$0.667	\$6.11
Water up to 822 L/day	01 Jul 20 to 11 Aug 20	0.1868	42	\$0.667	\$5.23
Sewerage up to 740 L/day	13 May 20 to 30 Jun 20	0.1681	49	\$0.667	\$5.50
Sewerage up to 740 L/day	01 Jul 20 to 11 Aug 20	0.1681	42	\$0.667	\$4.71

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	13 May 20 to 30 Jun 20	1	49	\$0.879	\$43.07
Water Access 20mm	01 Jul 20 to 11 Aug 20	1	42	\$0.879	\$36.92
Sewerage Access	13 May 20 to 30 Jun 20	1	49	\$1.803	\$88.35
Sewerage Access	01 Jul 20 to 11 Aug 20	1	42	\$1.803	\$75.73

Water subtotal \$143.45
Sewerage subtotal \$174.29

New water and sewerage charges \$317.74

Total Due = ① + ② \$317.74

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
التل على الرقم 13 14 50 عندما تكون بحاجة الى مترجم فوري.
Kil ham cin thung nhon, hai gui số 13 14 50
통역사가 필요하시면 13 14 50 으로 전화하십시오.
Cuando necesita un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489



More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0999 1329 88



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online
Billpay Code: 4028
Ref: 0999 1329 88
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999132988 00031774

Account number 99913298

Payment reference 0999 1329 88

Total due \$317.74

Due date 30 Nov 2020

✓ 14.5

STATEMENT 36



Sic Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

WATER AND SEWERAGE YOUR BILL

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

Account number	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

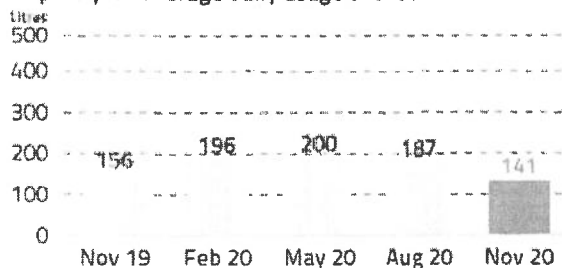
Bill number	7120974288
Billing period	12 Aug 2020 92 days to 11 Nov 2020
Issue date	23 Nov 2020
Approximate date of next meter reading	10 Feb 2021

Your account activity

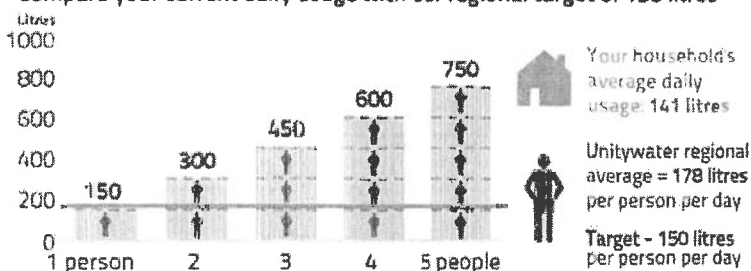
Your last bill \$317.74	-	Payments/ adjustments \$317.74	=	Balance \$0.00	+	New charges \$303.81	=	Total due \$303.81
								Due date 27 Jan 2021

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



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



211855_128UW02_Email_665903274009830

Noel knows a half flush saves twice the water

As we head into the warmer months, we can all make small changes to save water and stay H2OK!

For more water saving tips, visit unitywater.com/legends



Easy ways to pay For other payment options - see over



Billers Code: 130393
Ref: 0999 1329 88

Contact your bank or financial institution to pay from your cheque, savings, debit,



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

SmoothPay

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



146

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1708572W	11 Aug 20	1001	11 Nov 20	1014	13	92	141.3
Total water usage					13	92	141.3
Total sewerage usage (waste and greywater) = 90% of water usage					11.70	92	127.2

Activity since last bill

Last bill	\$317.74
Payments / adjustments	
16 Nov 2020 CBA BPAY BPAY 16/11/2020	-\$317.74
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 24 Plan SP297798 Installation ID 223164313615

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	12 Aug 20 to 11 Nov 20	0.1413	92	\$3.122	\$40.59

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 827 L/day	12 Aug 20 to 11 Nov 20	0.1413	92	\$0.667	\$8.67
Sewerage up to 740 L/day	12 Aug 20 to 11 Nov 20	0.1272	92	\$0.667	\$7.60
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 200mm	12 Aug 20 to 11 Nov 20	1	92	\$0.879	\$80.87
Sewerage Access	12 Aug 20 to 11 Nov 20	1	92	\$1.803	\$165.88

Water subtotal \$130.13
Sewerage subtotal \$173.68

New water and sewerage charges \$303.81 ②

Total Due = ① + ② \$303.81

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 12-month period ending 31 March 2021. Find out more at unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما نحتاج في مترجم فوري.
Khi bạn cần thông dịch viên, xin gọi số 13 14 50.
언어사가 필요할 때 13 14 50 으로 연락하십시오.
Quando necessita un interprete chiama al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489



More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0999 1329 88



In person, by phone or online
Billpay Code: 4028
Ref: 0999 1329 88
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au

Account number	99913298
Payment reference	0999 1329 88
Total due	\$303.81
Due date	27 Jan 2021

✓ 147

STATEMENT 41



Sic Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

WATER AND SEWERAGE YOUR BILL

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

Account number	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

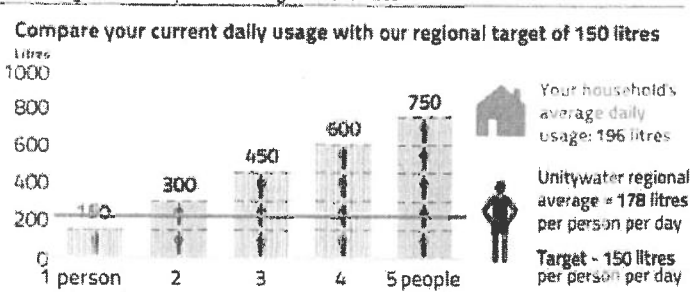
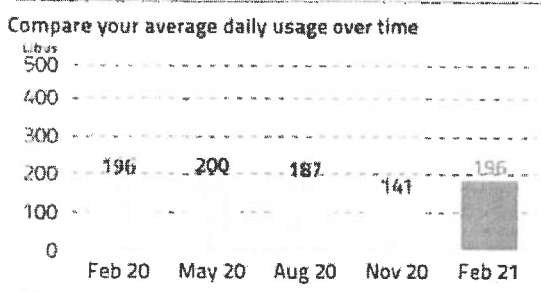
Bill number	7121299266
Billing period	12 Nov 2020 92 days to 11 Feb 2021
Issue date	22 Feb 2021
Approximate date of next meter reading	13 May 2021

SENT TO MELINDA
24/02/2021 @ 6:20 P.M

Your account activity

Your last bill \$303.81	−	Payments/ adjustments \$303.81	=	Balance \$0.00	+	New charges \$325.77	=	Total due \$325.77
								Due date 27 Apr 2021

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021



Tap in to win \$500 and kick-start 2021!

Log into My Account to enter

Easy ways to pay

BPAY
 Biller Code: 130393
 Ref: 0999 1329 88
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
 * Registered to BPAY Pty Ltd ABN 69 079 137 518

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

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

211855_128DUW02_Email_737_063660007326/

148

Your account details

1300 086 489
Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT170B572W	11 Nov 20	1014	11 Feb 21	1032	18	92	195.7
Total water usage					18	92	195.7
Total sewerage usage (waste and greywater) = 90% of water usage					16.20	92	176.1

Activity since last bill

Last bill	\$303.81
Payments / adjustments	
15 Jan 2021 CBA BPAY BPAY 15/01/2021	-\$303.81
Account balance	\$0.00

Water and Sewerage Charges

Lot 24 Plan SP297798 Installation ID 223164313615

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	12 Nov 20 to 11 Feb 21	0.1957	92	\$3.122	\$56.20

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 872 L/day	12 Nov 20 to 11 Feb 21	0.1957	92	\$0.667	\$12.91
Sewerage up to 740 L/day	12 Nov 20 to 11 Feb 21	0.1761	92	\$0.567	\$10.81
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	12 Nov 20 to 11 Feb 21	1	92	\$0.879	\$80.87
Sewerage Access	12 Nov 20 to 11 Feb 21	1	92	\$1.803	\$165.88

Water subtotal	\$149.08
Sewerage subtotal	\$176.69

New water and sewerage charges \$325.77

Total Due = ① + ② \$325.77

Important information

Payment assistance
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details
Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
No interest will apply to overdue amounts on bills issued during the 12-month period ending 31 March 2021. Find out more at unitywater.com/customer-care

Water efficiency
For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

電話服務專線，請電 13 14 50
تصلي على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري
Kılı başı için telefon numarası: 13 14 50
유니티워터 고객센터 13 14 50로 전화하십시오.
Quando necessita un interprete, chiama al 13 14 50.


Privacy policy
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

 **Credit card by phone or online**
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply. Ref: 0999 1329 88.

 **Cheques by mail**
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

 **In person, by phone or online**
Billpay Code: 4028
Ref: 0999 1329 88
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999132988 00032577

Account number	99913298
Payment reference	0999 1329 88
Total due	\$325.77
Due date	27 Apr 2021



Sjc Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

**WATER AND SEWERAGE
YOUR BILL**

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

unitywater.com
ABN 89 791 717 472

Account number	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

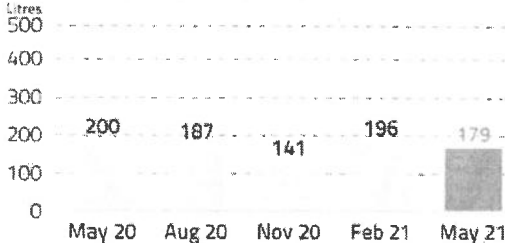
Bill number	7121637200
Billing period	12 Feb 2021
95 days	to 17 May 2021
Issue date	25 May 2021
Approximate date of next meter reading	6 Aug 2021

Your account activity

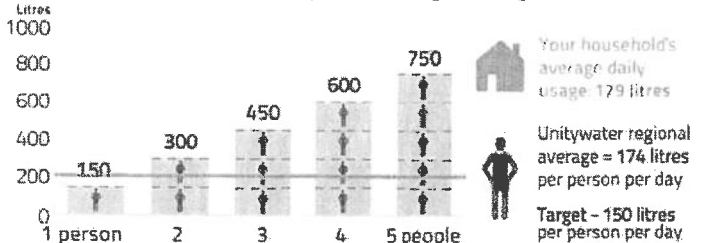
Your last bill \$325.77	-	Payments/ adjustments \$325.77	=	Balance \$0.00	+	New charges \$329.41	=	Total due \$329.41
								Due date 24 Jun 2021

Interest charges of 8% per annum, compounding daily, will apply to overdue amounts on bills from 1 July 2021.

Compare your average daily usage over time



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



Important changes to COVID-19 customer care

In April, we changed back to our normal 30 days to pay all bills, including this one. To continue helping you, we've extended no interest charges on overdue amounts until 30 June 2021. Find out more at unitywater.com/customer-care

Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0999 1329 88

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account. Find out more at bpay.com.au

* Registered to BPAY Pty Ltd ABN 69 079 137 518



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

SmoothPay

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

1410

Your account details

1300 086 489 Account enquiries 8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1708572W	11 Feb 21	1032	17 May 21	1049	17	95	178.9
Total water usage					17	95	178.9
Total sewerage usage (waste and greywater) = 90% of water usage					15.30	95	161.1

Activity since last bill

Last bill	\$325.77
Payments / adjustments	
1 Apr 2021 CBA BPAY BPAY 01/04/2021	-\$325.77
Account balance	\$0.00

Water and Sewerage Charges

Lot 24 Plan SP297798 Installation ID 223164313615

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	12 Feb 21 to 17 May 21	0.1789	95	\$3.122	\$53.07

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	12 Feb 21 to 17 May 21	0.1789	95	\$0.667	\$11.34
Sewerage up to 740 L/day	12 Feb 21 to 17 May 21	0.1611	95	\$0.667	\$10.21
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	12 Feb 21 to 17 May 21	1	95	\$0.879	\$83.50
Sewerage Access	12 Feb 21 to 17 May 21	1	95	\$1.803	\$171.29

Water subtotal \$147.91
Sewerage subtotal \$181.50

New water and sewerage charges \$329.41

Total Due = ① + ② \$329.41

Important information

Payment assistance

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Changing contact details

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Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amount

Interest charges of 8% per annum, compounding daily, will apply to overdue amounts on bills from 1 July 2021. Find out more at unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需语言翻译时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
13 14 50 ھو ھاتف ھذا ھو ھاتف ھذا ھو ھاتف ھذا ھو ھاتف ھذا
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Quando occorre un interprete chiami al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls


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unitywater.com

PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

 Credit card by phone or online
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Ref: 0999 1329 88

 Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

 In person, by phone or online
Billpay Code: 4028
Ref: 0999 1329 88
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999132988 00032941

Account number	99913298
Payment reference	0999 1329 88
Total due	\$329.41
Due date	24 Jun 2021

SJC Super Fund

Borrowing Costs

01/02/2019

\$2,760

Year

2019	\$230	2530
2020	552	1978
2021	552	1426
2022	552	874
2023	552	322
2024	\$322	0

POSTED



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



SJC SMSF PTY LTD
33/469 PINE RIDGE ROAD
RUNAWAY BAY QLD 4216

1 Shelley Street
Sydney, NSW 2000

account balance **\$43,242.39**
as at 31 Dec 20

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
30.06.20	OPENING BALANCE			41,420.34
01.07.20	Direct debit Origin MMS 44126673-400045895	1,438.14		39,982.20
15.07.20	Deposit H&H Residential RENT - The Corso		872.04	40,854.24
31.07.20	Interest MACQUARIE CMA INTEREST PAID*		1.72	40,855.96
03.08.20	Deposit H&H Residential RENT - The Corso		794.50	41,650.46
03.08.20	Direct debit Origin MMS 44388867-400045895	1,438.14		40,212.32
14.08.20	Deposit SuperChoice P/L PC06C015-5884969		1,055.18	41,267.50
17.08.20	Deposit H&H Residential RENT - The Corso		794.50	42,062.00
31.08.20	Interest MACQUARIE CMA INTEREST PAID*		1.72	42,063.72
01.09.20	Deposit H&H Residential RENT - The Corso		794.50	42,858.22
01.09.20	Direct debit Origin MMS 44633559-400045895	1,438.14		41,420.08
15.09.20	Deposit H&H Residential RENT - The Corso		1,196.12	42,616.20

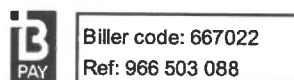
how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 966503088

deposits using BPay
From another bank



continued on next

16.2



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
30.09.20	Interest		1.76	42,617.96
01.10.20	Deposit		334.66	42,952.62
01.10.20	Direct debit	1,438.14		41,514.48
15.10.20	Deposit		437.34	41,951.82
19.10.20	Direct debit	983.40		40,968.42
19.10.20	Direct debit	1,027.62		39,940.80
21.10.20	Deposit		1,134.64	41,075.44
26.10.20	Deposit		1,128.71	42,204.15
27.10.20	Deposit		1,027.62	43,231.77
02.11.20	Deposit		927.31	44,159.08
02.11.20	Direct debit	1,438.14		42,720.94
16.11.20	Deposit		241.11	42,962.05
01.12.20	Deposit		1,135.56	44,097.61
01.12.20	Direct debit	1,438.14		42,659.47
15.12.20	Deposit		582.92	43,242.39

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 20	10,639.86	12,461.91	43,242.39

* Stepped interest rates for the period 1 July to 30 September: balances \$0.00 to \$4,999.99 earned 0.05%
balances \$5,000.00 and above earned 0.05% pa (92 days); 1 October to 31 December: balances \$0.00 to
\$4,999.99 earned 0.00% balances \$5,000.00 and above earned 0.00% pa (92 days)

16.4



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$20,000 a day using online banking.
- Increase your limit to \$100,000 temporarily or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

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*The Apple logo is a trademark of Apple Inc, registered in the U.S. and other countries.
App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.*

16.5



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



SJC SMSF PTY LTD
33/469 PINE RIDGE ROAD
RUNAWAY BAY QLD 4216

1 Shelley Street
Sydney, NSW 2000

account balance **\$111,513.77**
as at 30 Jun 21

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
31.12.20	OPENING BALANCE			43,242.39
04.01.21	Deposit H&H Residential RENT - The Corso		1,125.62	44,368.01
04.01.21	Direct debit Origin MMS 45739853-400045895	1,438.14		42,929.87
06.01.21	BPAY BPAY TO ASIC	273.00		42,656.87
20.01.21	Deposit SuperChoice P/L PC06C016-5976161		1,041.60	43,698.47
21.01.21	Deposit SuperChoice P/L PC06C016-5977299		1,385.97	45,084.44
25.01.21	Deposit SuperChoice P/L PC06C016-5978936		1,069.62	46,154.06
01.02.21	Deposit H&H Residential RENT - The Corso		851.87	47,005.93
01.02.21	Direct debit Origin MMS 45996743-400045895	1,438.14		45,567.79
15.02.21	Deposit H&H Residential RENT - The Corso		122.17	45,689.96
25.02.21	Funds transfer TRANSACT FUNDS TFR TO INFOCUS SECURITIES	3,181.82		42,508.14
25.02.21	Funds transfer TRANSACT FUNDS TFR TO INFOCUS SECURITIES	318.18		42,189.96

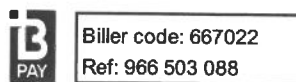
how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 966503088

deposits using BPay
From another bank



continued on next

16.6



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
01.03.21	Deposit		H&H Residential RENT - The Corso 396.12	42,586.08
01.03.21	Direct debit	Origin MMS 46273649-400045895 1,438.14		41,147.94
15.03.21	Deposit		H&H Residential RENT - The Corso 966.35	42,114.29
18.03.21	Deposit		Amp Life 8937629 30,658.83	72,773.12
26.03.21	Deposit		SuperChoice P/L PC06C016-6014269 1,003.88	73,777.00
29.03.21	Deposit		SuperChoice P/L PC06C016-6014399 1,019.18	74,796.18
01.04.21	Deposit		H&H Residential RENT - The Corso 630.51	75,426.69
01.04.21	Direct debit	Origin MMS 46583023-400045895 1,438.14		73,988.55
09.04.21	Funds transfer	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON 2,750.00		71,238.55
15.04.21	Deposit		H&H Residential RENT - The Corso 896.12	72,134.67
03.05.21	Deposit		H&H Residential RENT - The Corso 151.50	72,286.17
03.05.21	Direct debit	Origin MMS 46884554-400045895 1,438.14		70,848.03
17.05.21	BPAY	BPAY TO TAX OFFICE PAYMENTS 208.22		70,639.81
27.05.21	Deposit		SuperChoice P/L PC06C016-6049514 948.69	71,588.50
01.06.21	Deposit		H&H Residential RENT - The Corso 1,664.11	73,252.61
01.06.21	Direct debit	Origin MMS 47179952-400045895 1,438.14		71,814.47
15.06.21	Deposit		H&H Residential RENT - The Corso 564.24	72,378.71
16.06.21	BPAY	BPAY DEPOSIT 36,390.00		108,768.71
29.06.21	Deposit		SuperChoice P/L PC06C016-6064856 1,178.11	109,946.82
29.06.21	Deposit		SuperChoice P/L PC06C016-6064822 1,383.12	111,329.94
30.06.21	Deposit		H&H Residential RENT - The Corso 183.83	111,513.77

continued on next

16.7



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 21	15,360.06	83,631.44	111,513.77

* Stepped interest rates for the period 1 January to 30 June: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.00% pa (181 days)

annual interest summary 2020/2021

INTEREST PAID	5.20
TOTAL INCOME PAID	5.20

16-8



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$20,000 a day using online banking.
- Increase your limit to \$100,000 temporarily or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

- The Macquarie Mobile Banking app makes managing your money simple and convenient.



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17-1



Report period: 01 Jul 2020 - 30 Jun 2021
Date prepared: 30 Nov 2021

Adviser: Thomas Graham
Infocus Securities Australia Pty Ltd
Adviser contact number: 07 55618800

Sjc Smsf Pty Ltd
Statement Report
FirstChoice Wholesale Investments

Your details

As at date prepared

Address: UNIT 33 469 PINE RIDGE RD
RUNAWAY BAY QLD 4216
Email address: steve_c1965@hotmail.com
Account number: 0910 3529 4824
Mobile: 0408694295
TFN Status: Supplied

Your account valuation

As at 30 Jun 2021

Investments	Units	Unit price	Option value	Allocation	Distributions
FirstChoice WS Multi-In Growth	11,806.5442	\$1.1836	\$13,974.23	100.0%	\$1,181.70
Account value			\$13,974.23	100%	\$1,181.70

The Distribution details shown are for the reporting period selected.

Distribution method: Reinvested

Colonial First State Investments Limited ABN 98 002 348 352, AFSL 232468 (CFSIL) is the issuer of FirstChoice Personal Super, FirstChoice Wholesale Personal Super, FirstChoice Pension, FirstChoice Wholesale Pension, FirstChoice Employer Super offered from the Colonial First State FirstChoice Superannuation Trust ABN 26 458 298 557. It also issues interests in the Rollover & Superannuation Fund (ROSCO) and Personal Pension Plan (PPP) offered from the Colonial First State Rollover & Superannuation Fund ABN 88 854 638 840 and interests in the Colonial First State Pooled Superannuation Trust ABN 51 982 884 624. CFSIL also issues interests in products made available under FirstChoice Investments and FirstChoice Wholesale Investments. This document may include general advice but does not take into account your individual objectives, financial situation or needs. You should read the relevant Product Disclosure Statement and Financial Services Guide carefully, assess whether the information is appropriate for you, and consider talking to a financial adviser before making an investment decision. The PDS and FSG can be obtained from www.cfs.com.au or by calling us on 13 13 36.

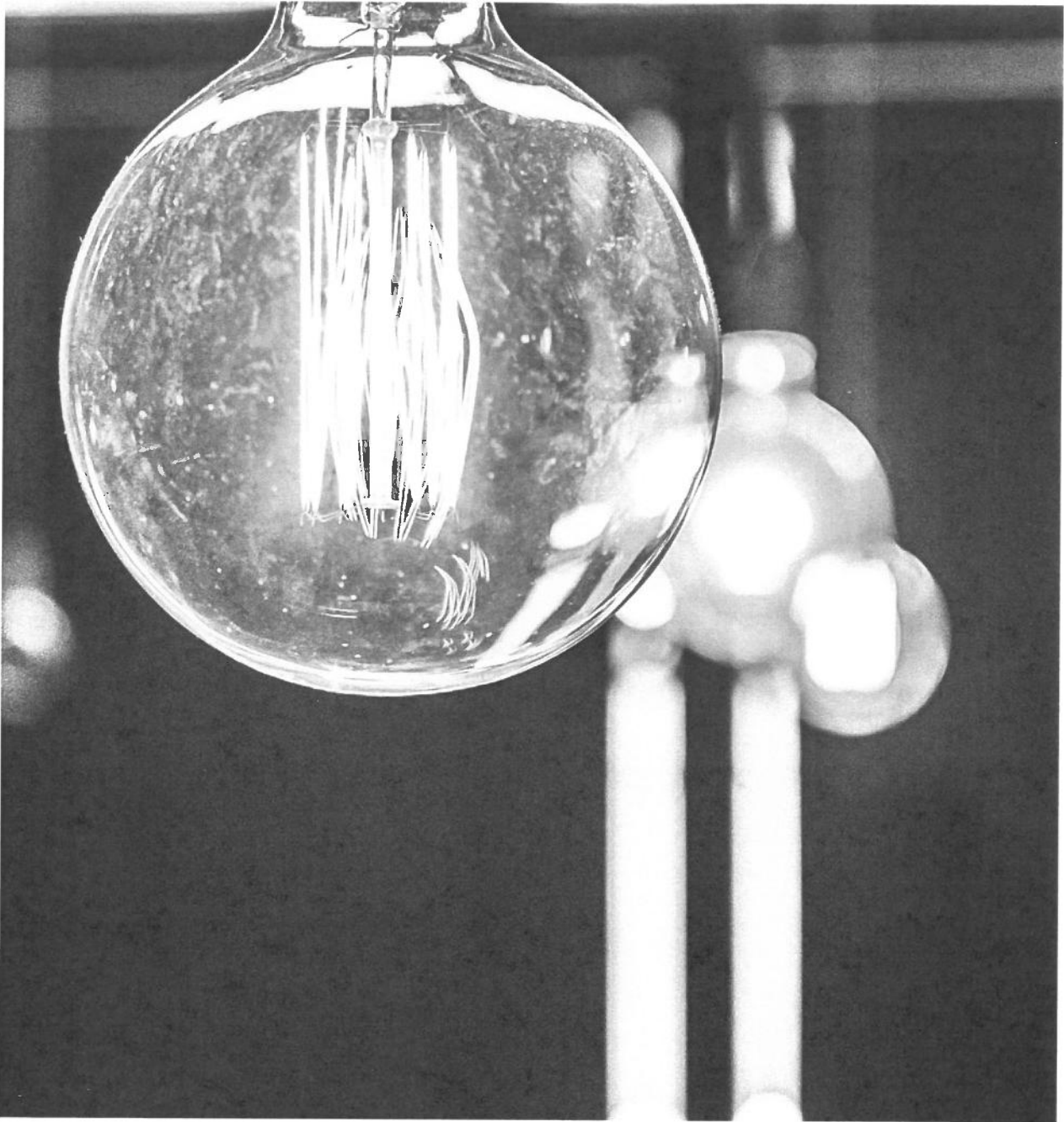
Commonwealth Bank of Australia ABN 48 123 123 124, AFSL 234945 (the Bank) is the issuer, and Colonial First State is the administrator, of the FirstRate Saver, FirstRate Term Deposits and FirstRate Investment Deposits products. Colonial First State is a wholly owned subsidiary of the Bank. The Bank and its subsidiaries do not guarantee the performance of FirstChoice or the repayment of capital by FirstChoice. Investments in the funds are not deposits or other liabilities of the Bank or its subsidiaries and investment type products are subject to investment risk including loss of income and capital invested.

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FSF0791AU

1801

Comparative Market Analysis



24/24 THE CORSO NORTH LAKES QLD 4509

Prepared for SJC Bare Property Pty Ltd on 22nd March 2022



Melinda Horne
H&H Residential Properties

30 Stark Drive
NARANGBA QLD 4504

m: 0410 634 584

melinda@hhrp.com.au

18.2



Your Property

24/24 THE CORSO NORTH LAKES QLD 4509

3 2 1 106m² 113m²



Your Property History

- 6 Jun, 2019** - Listed for rent at \$430 / week
- 26 Nov, 2018** - Sold for \$420,000
- 30 Aug, 2018** - Listed for sale at \$420,000

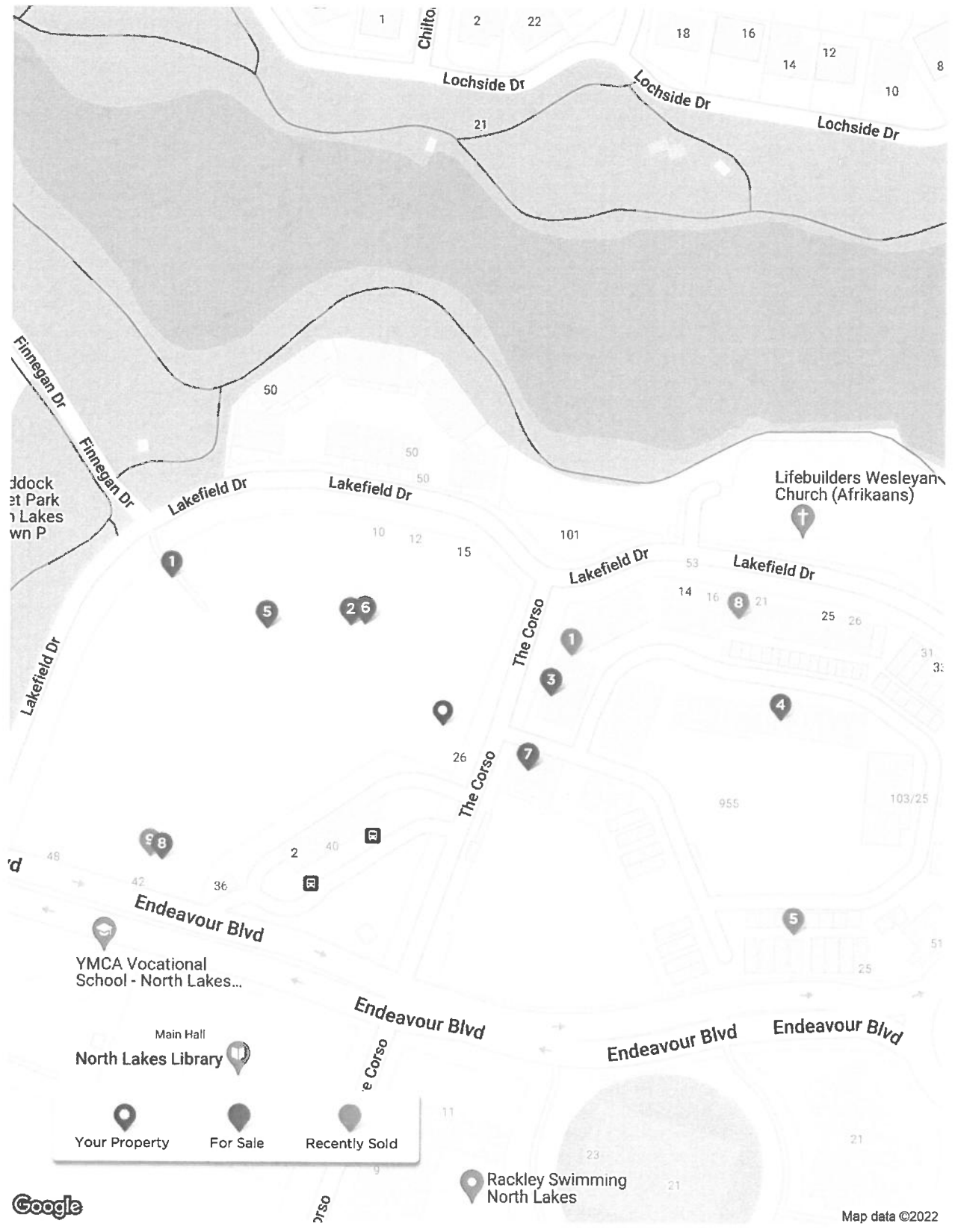


Introducing Melinda Horne

With over 13 years experience in the real estate industry, I have worked in each facet of the residential real estate industry and my knowledge and my passion continues to grow every day. I look forward to working with my clients to help them achieve their best possible investment outcomes and to es



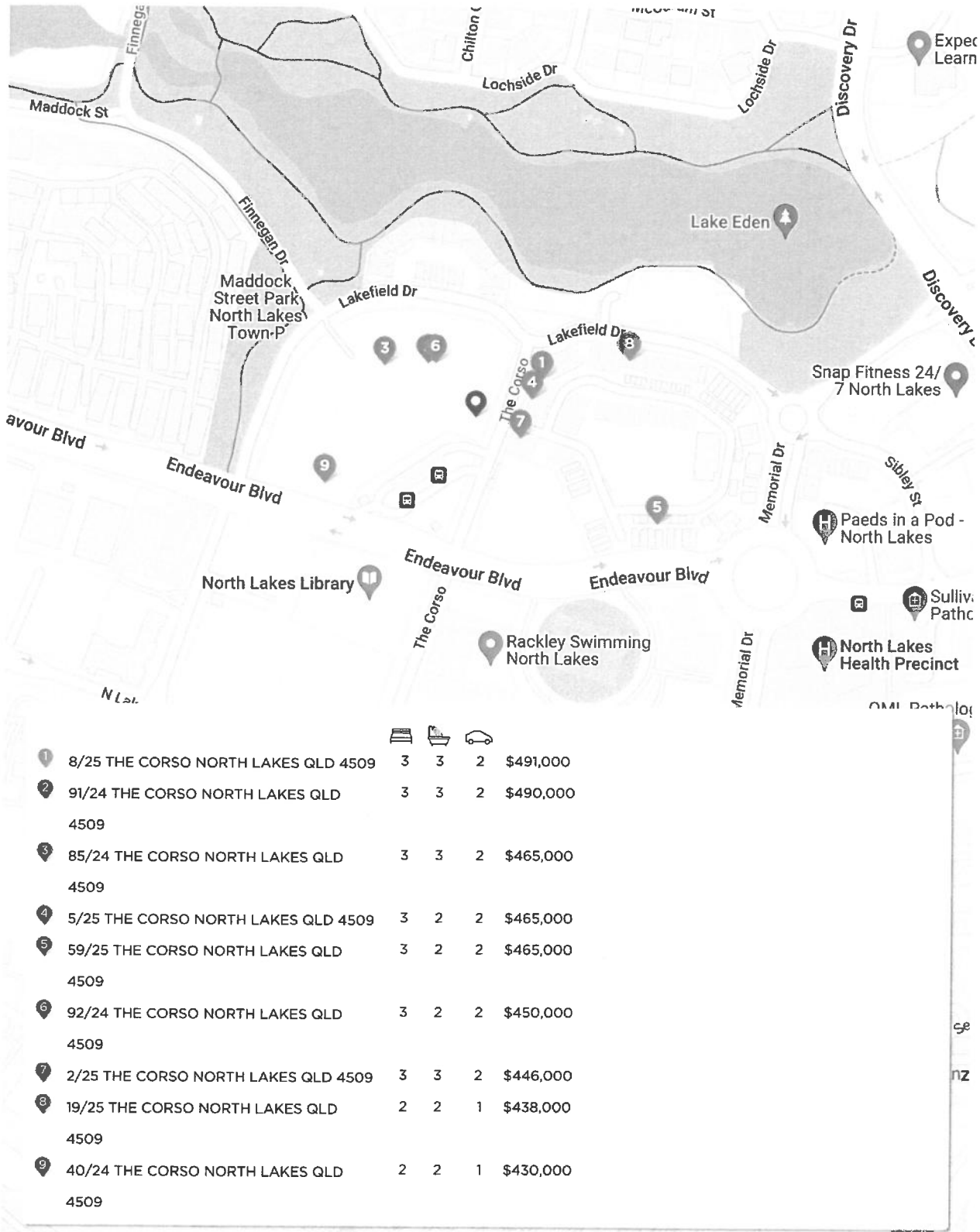
Comparables Map: Sales & Listings



Map data ©2022



Comparables Map: Sales



1	8/25 THE CORSO NORTH LAKES QLD 4509	3	3	2 \$491,000
2	91/24 THE CORSO NORTH LAKES QLD 4509	3	3	2 \$490,000
3	85/24 THE CORSO NORTH LAKES QLD 4509	3	3	2 \$465,000
4	5/25 THE CORSO NORTH LAKES QLD 4509	3	2	2 \$465,000
5	59/25 THE CORSO NORTH LAKES QLD 4509	3	2	2 \$465,000
6	92/24 THE CORSO NORTH LAKES QLD 4509	3	2	2 \$450,000
7	2/25 THE CORSO NORTH LAKES QLD 4509	3	3	2 \$446,000
8	19/25 THE CORSO NORTH LAKES QLD 4509	2	2	1 \$438,000
9	40/24 THE CORSO NORTH LAKES QLD 4509	2	2	1 \$430,000



Map data ©2022

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 8/25 THE CORSO NORTH LAKES QLD 4509 **Sold Price** **\$491,000**



3 3 2 216m² 151m²
 Year Built 2016 DOM 30
 Sold Date 16-Feb-21 Distance 0.06km
 First Listing \$499,000
 Last Listing \$499,000

2 91/24 THE CORSO NORTH LAKES QLD 4509 **Sold Price** **\$490,000**



3 3 2 129m² 126m²
 Year Built 2018 DOM 1
 Sold Date 15-Apr-21 Distance 0.06km
 First Listing \$490,000
 Last Listing \$490,000

3 85/24 THE CORSO NORTH LAKES QLD 4509 **Sold Price** **\$465,000**



3 3 2 131m² 129m²
 Year Built 2018 DOM 8
 Sold Date 14-Aug-20 Distance 0.09km
 First Listing \$470,000
 Last Listing \$470,000

4 5/25 THE CORSO NORTH LAKES QLD 4509 **Sold Price** **\$465,000**



3 2 2 120m² 118m²
 Year Built 2016 DOM 547
 Sold Date 04-Dec-20 Distance 0.05km
 First Listing \$489,000
 Last Listing Offers in the Mid \$400,000's Considered

5 59/25 THE CORSO NORTH LAKES QLD 4509 **Sold Price** **\$465,000**



3 2 2 227m² 151m²
 Year Built 2016 DOM 128
 Sold Date 28-Aug-20 Distance 0.18km
 First Listing Offer above \$499,000
 Last Listing Offer above \$499,000

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 Sales

6 92/24 THE CORSO NORTH LAKES QLD 4509 **Sold Price \$450,000**



🛏 3 🚿 2 🚗 2 🏠 129m² 🏡 -
 Year Built 2019 DOM 1
 Sold Date 26-Nov-20 Distance 0.06km
 First Listing Offer above \$450,000
 Last Listing Offer above \$450,000

7 2/25 THE CORSO NORTH LAKES QLD 4509 **Sold Price \$446,000**



🛏 3 🚿 3 🚗 2 🏠 127m² 🏡 3m²
 Year Built 2016 DOM 73
 Sold Date 17-Mar-21 Distance 0.04km
 First Listing Offer above \$449,000
 Last Listing Offer above \$449,000

8 19/25 THE CORSO NORTH LAKES QLD 4509 **Sold Price \$438,000**



🛏 2 🚿 2 🚗 1 🏠 138m² 🏡 100m²
 Year Built 2016 DOM 557
 Sold Date 07-Jun-21 Distance 0.14km
 First Listing \$418,000
 Last Listing \$418,000

9 40/24 THE CORSO NORTH LAKES QLD 4509 **Sold Price \$430,000**



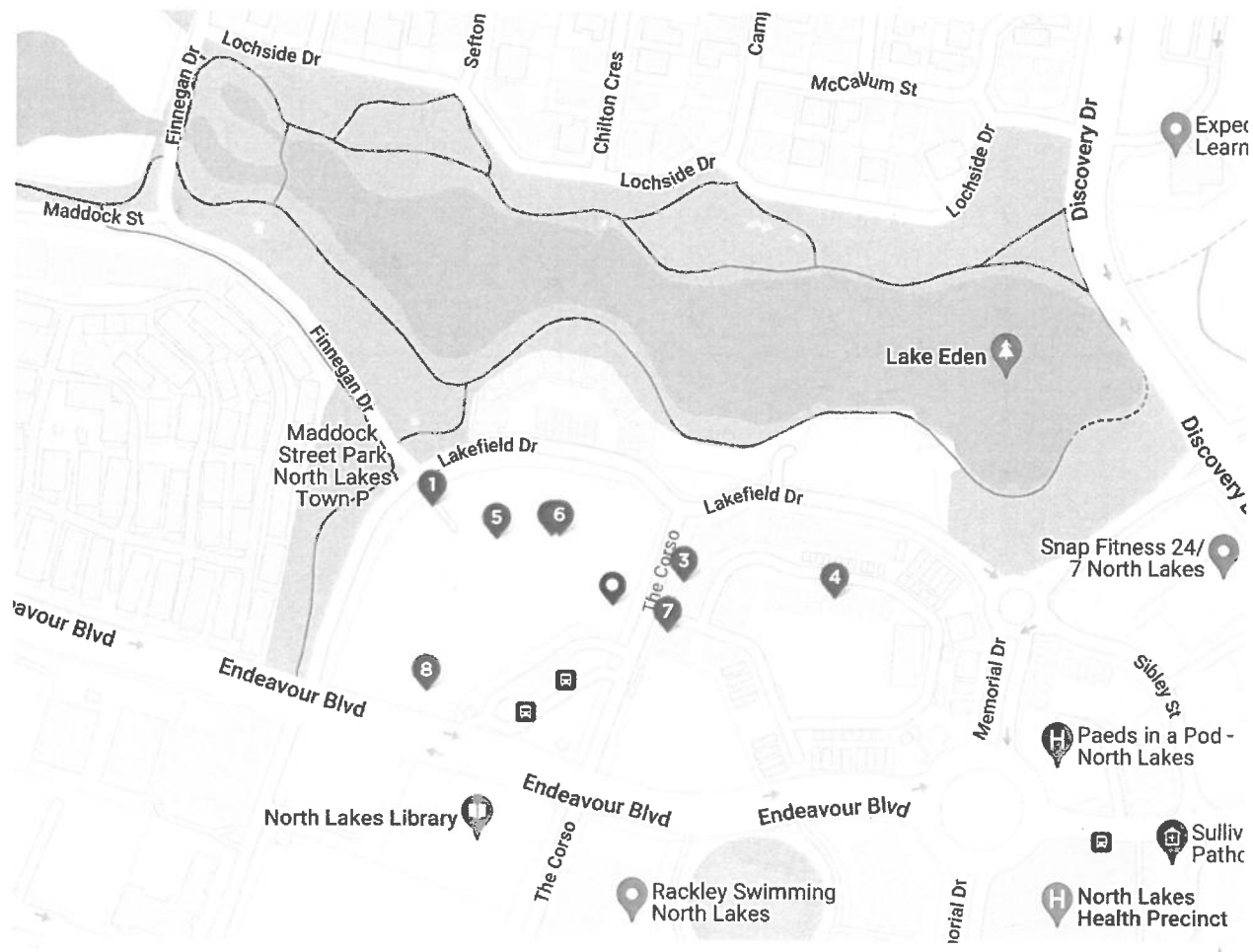
🛏 2 🚿 2 🚗 1 🏠 120m² 🏡 93m²
 Year Built 2018 DOM 1
 Sold Date 10-Jun-21 Distance 0.14km
 First Listing \$430,000
 Last Listing \$430,000

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



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Comparables Map: Listings



				DOM	
1 66/24 THE CORSO NORTH LAKES QLD 4509	3	2	2	21	Online Auction Sunday 28th of June from 10am
2 91/24 THE CORSO NORTH LAKES QLD 4509	3	3	2	1 day	\$490,000
3 5/25 THE CORSO NORTH LAKES QLD 4509	3	2	2	547	Offers in the Mid \$400,000's Considered
4 93/25 THE CORSO NORTH LAKES QLD 4509	3	3	3	150	Offers Over \$475,000
5 85/24 THE CORSO NORTH LAKES QLD 4509	3	3	2	8	\$470,000
6 92/24 THE CORSO NORTH LAKES QLD 4509	3	2	2	1 day	Offer above \$450,000
7 2/25 THE CORSO NORTH LAKES QLD 4509	3	3	2	73	Offer above \$449,000
8 39/24 THE CORSO NORTH LAKES QLD 4509	2	2	1	7	\$364,000



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Map data ©2022

Comparable Listings

1 66/24 THE CORSO NORTH LAKES QLD 4509



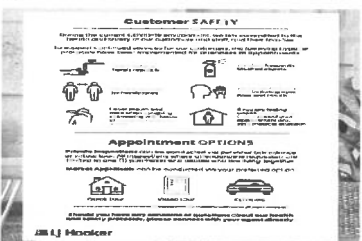
3 2 2 145m² -
 Year Built 2019 DOM 21 days
 Listing Date 02-Jun-20 Distance 0.14km
 Listing Price Online Auction Sunday 28th of June from 10am

2 91/24 THE CORSO NORTH LAKES QLD 4509



3 3 2 129m² 126m²
 Year Built 2018 DOM 1 day
 Listing Date 19-Apr-21 Distance 0.06km
 Listing Price \$490,000

3 5/25 THE CORSO NORTH LAKES QLD 4509



3 2 2 120m² 118m²
 Year Built 2016 DOM 547 days
 Listing Date 07-Jun-19 Distance 0.05km
 Listing Price Offers in the Mid \$400,000's Considered

4 93/25 THE CORSO NORTH LAKES QLD 4509



3 3 3 161m² 164m²
 Year Built 2016 DOM 150 days
 Listing Date 07-Aug-19 Distance -
 Listing Price Offers Over \$475,000

5 85/24 THE CORSO NORTH LAKES QLD 4509

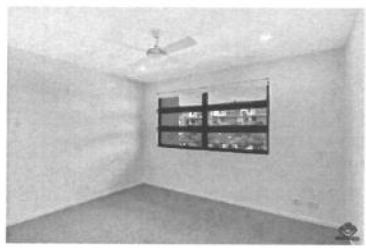


3 3 2 131m² 129m²
 Year Built 2018 DOM 8 days
 Listing Date 07-Aug-20 Distance 0.09km
 Listing Price \$470,000

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

Comparable Listings

6 92/24 THE CORSO NORTH LAKES QLD 4509



3 2 2 129m² -
 Year Built 2019 DOM 1 day
 Listing Date 08-Dec-20 Distance 0.06km
 Listing Price Offer above \$450,000

7 2/25 THE CORSO NORTH LAKES QLD 4509



3 3 2 127m² 3m²
 Year Built 2016 DOM 73 days
 Listing Date 04-Jan-21 Distance 0.04km
 Listing Price Offer above \$449,000

8 39/24 THE CORSO NORTH LAKES QLD 4509



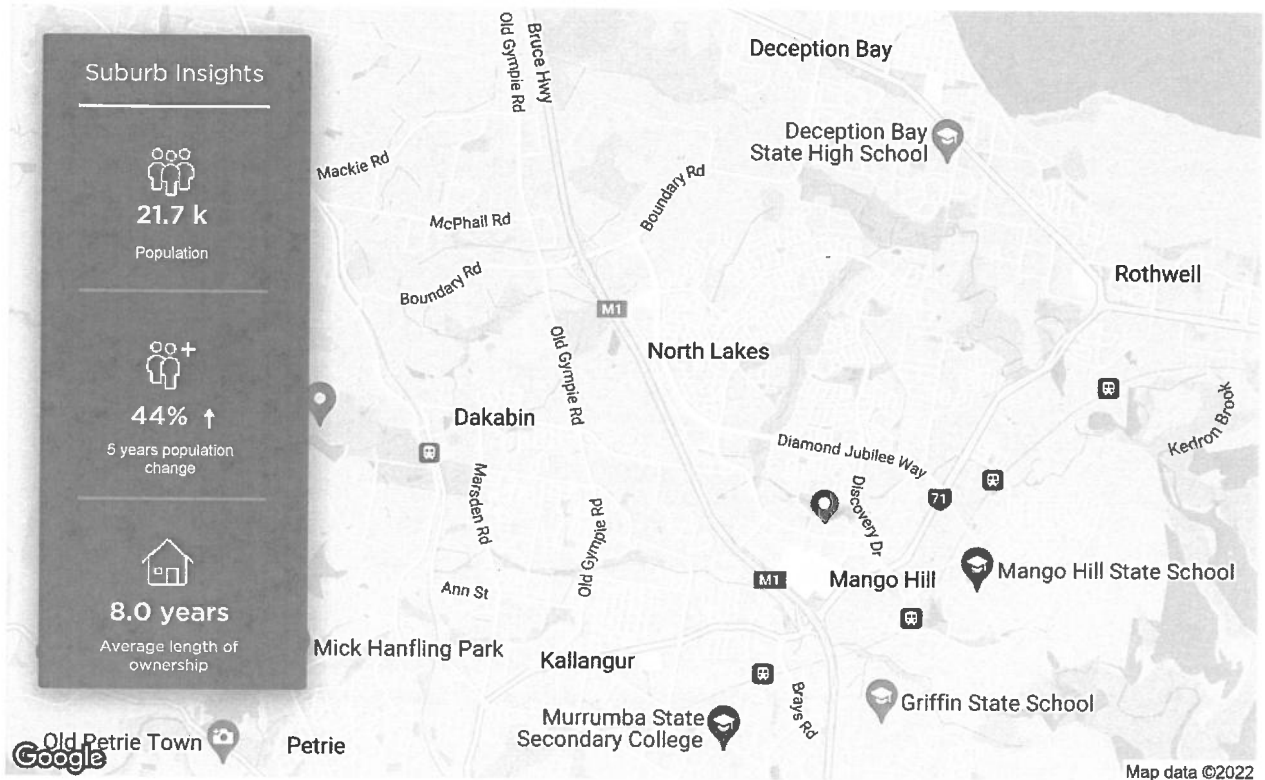
2 2 1 120m² 93m²
 Year Built 2019 DOM 7 days
 Listing Date 05-Jun-19 Distance -
 Listing Price \$364,000

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



North Lakes

Demographic

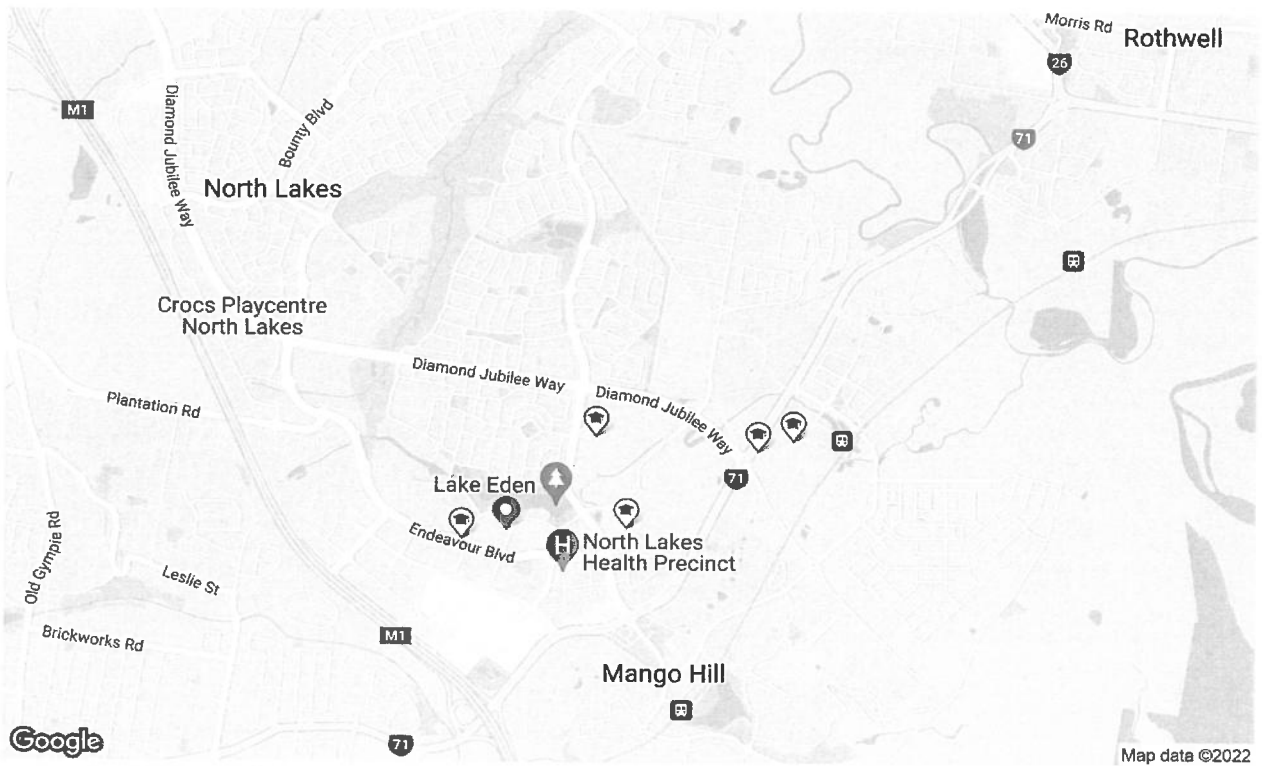







The size of North Lakes is approximately 11.6 square kilometres. It has 101 parks covering nearly 14.4% of total area. The population of North Lakes in 2011 was 15,045 people. By 2016 the population was 21,670 showing a population growth of 44.0% in the area during that time. The predominant age group in North Lakes is 0-9 years. Households in North Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in North Lakes work in a professional occupation. In 2011, 61.9% of the homes in North Lakes were owner-occupied compared with 54.8% in 2016. Currently the median sales price of houses in the area is \$620,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	29.1	Owns Outright	15.4	0-15.6K	2.0	0-9	18.9
Couples with Children	55.2	Purchaser	39.4	15.6-33.8K	7.6	10-19	15.6
Single Parents	15.1	Renting	41.5	33.8-52K	10.3	20-29	11.9
Other	0.7	Other	2.1	52-78K	15.5	30-39	16.7
		Not Stated	1.7	78-130K	28.7	40-49	16.6
				130-182K	15.1	50-59	8.7
				182K+	11.0	60-69	5.7
						70-79	3.9
						80-89	1.6
						90-99	0.4



Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 YMCA Vocational School - Moreton Bay	0.21km	Special	Mixed	Non-Government	0-0
 North Lakes State College 1-13 Joyner Circuit North Lakes QLD 4509	0.66km	Combined	Mixed	Government	0-12
 The Lakes College	0.72km	Combined	Mixed	Non-Government	0-12
 St Benedict's College 21 St Benedicts Close Mango Hill QLD 4509	1.41km	Secondary	Mixed	Non-Government	7-12
 St Benedict's Primary School 21 St Benedicts Close Mango Hill QLD 4509	1.61km	Primary	Mixed	Non-Government	0-6

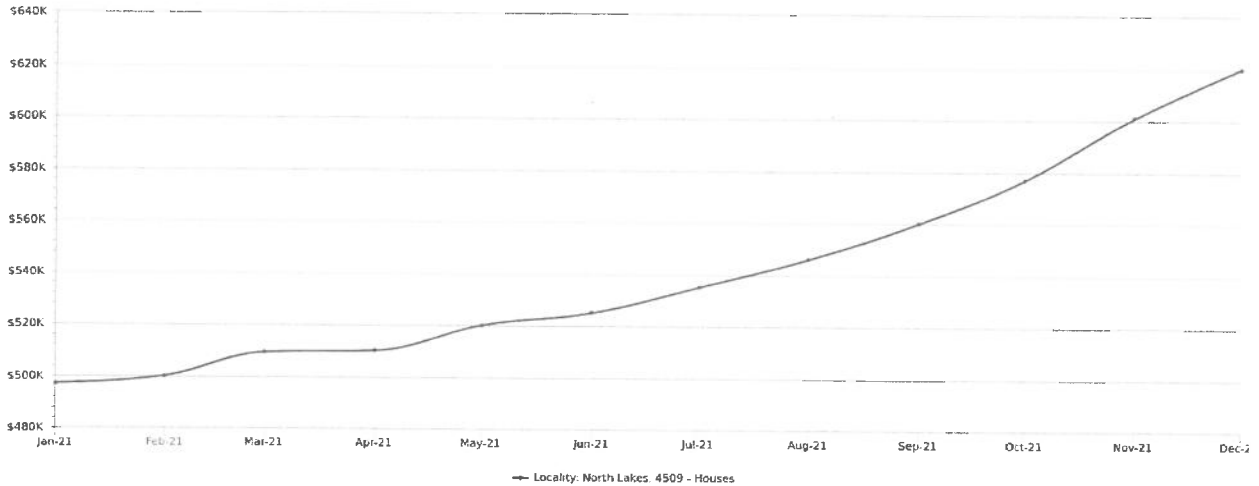
 Property is within school catchment area  Property is outside school catchment area

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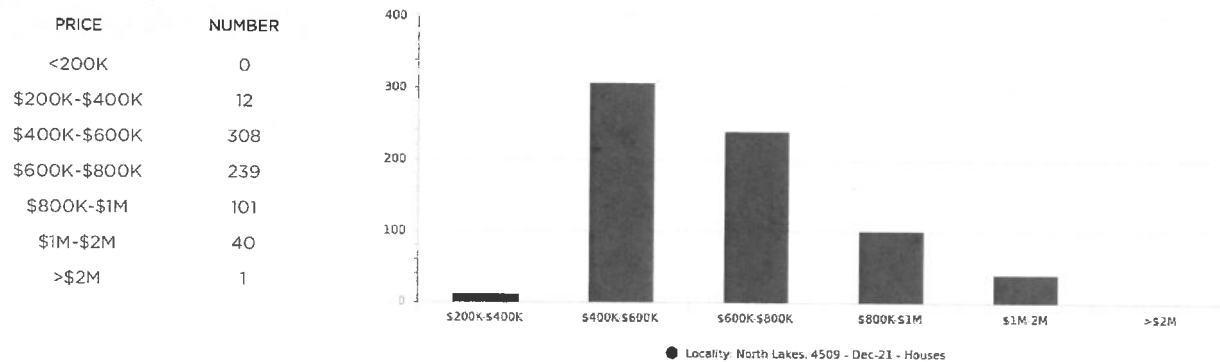
Recent Market Trends

Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2021	47	\$620,000	3.2% ▲	7	105	\$470
Nov 2021	79	\$601,000	4.2% ▲	8	128	\$460
Oct 2021	89	\$577,000	3.0% ▲	9	120	\$460
Sep 2021	61	\$560,000	2.6% ▲	10	115	\$460
Aug 2021	69	\$546,000	2.1% ▲	12	124	\$450
Jul 2021	55	\$535,000	1.9% ▲	13	123	\$450
Jun 2021	49	\$525,000	1.0% ▲	14	127	\$450
May 2021	66	\$520,000	2.0% ▲	16	142	\$450
Apr 2021	52	\$510,000	0.1% ▲	18	130	\$450
Mar 2021	57	\$509,250	1.8% ▲	21	115	\$440
Feb 2021	45	\$500,000	0.6% ▲	23	110	\$440
Jan 2021	33	\$497,000	1.0% ▲	27	118	\$440

Sales by Price - 12 months (House)

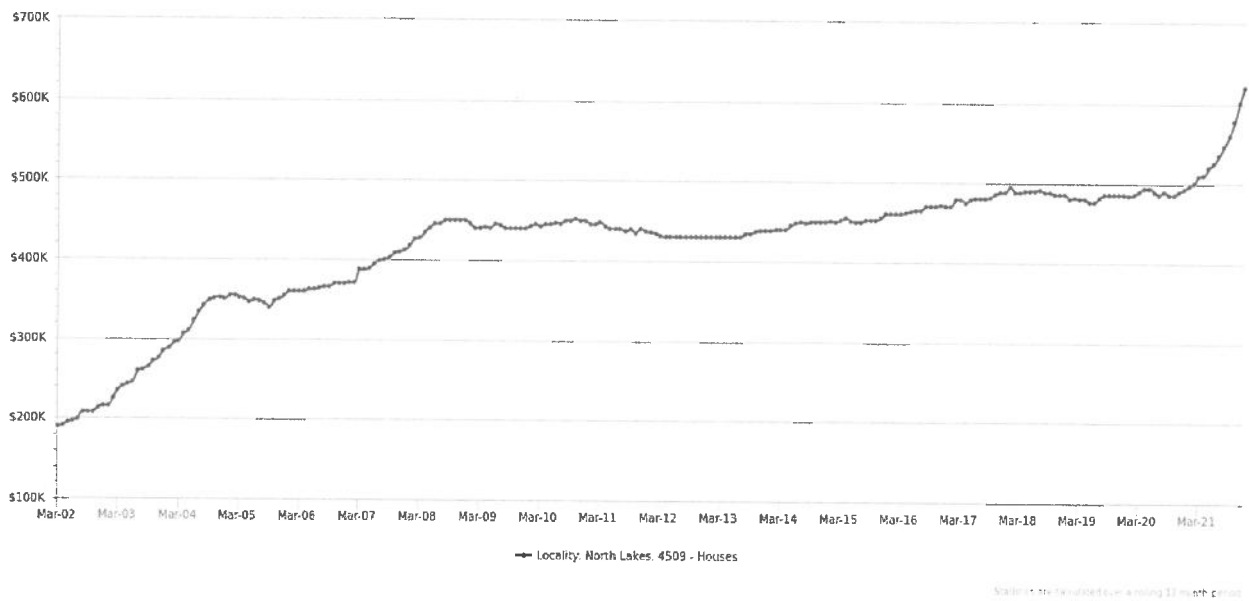


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Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	-	-	-	-	682	\$480
2021	702	\$620,000	26.0% ▲	7	566	\$440
2020	477	\$492,000	1.4% ▲	28	585	\$420
2019	419	\$485,000	-0.2% ▼	44	695	\$420
2018	458	\$485,750	-0.5% ▼	39	655	\$420
2017	457	\$488,000	3.8% ▲	33	713	\$420
2016	481	\$470,000	2.2% ▲	33	739	\$420
2015	522	\$460,000	2.2% ▲	40	687	\$410
2014	503	\$450,000	2.6% ▲	38	637	\$410
2013	449	\$438,500	2.0% ▲	47	638	\$400
2012	387	\$430,000	-1.6% ▼	37	665	\$390
2011	413	\$437,000	-2.9% ▼	65	713	\$390
2010	427	\$450,000	2.3% ▲	57	618	\$390
2009	478	\$440,000	-2.2% ▼	42	555	\$400
2008	300	\$450,000	9.2% ▲	64	488	\$370
2007	476	\$412,000	11.4% ▲	44	396	\$332
2006	283	\$370,000	4.2% ▲	55	251	\$280
2005	218	\$355,000	1.4% ▲	80	196	-
2004	185	\$350,000	22.8% ▲	55	81	-
2003	203	\$285,000	31.9% ▲	27	7	-

Summary

24/24 THE CORSO NORTH LAKES QLD 4509



Appraisal price range
\$430,000 to \$470,000

Median \$450,000

Notes from your agent

This appraisal is based on the price as of 30 June 2021



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Disclaimer

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19-1



0020090-91-0000001-0000001

Mr S J Ciorcalo
33/469 Pine Ride Road
Runaway Bay QLD 4216

Account Number	400045895
Account Name/s	Sjc Smsf Pty. Ltd. Ior & Atf Sjc Super Fund

Statement Period	
Issued Date	2 Jan 2021
Start Date	1 Jul 2020
End Date	31 Dec 2020

Statement Details	
Statement Number	1-00004
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	4 Jan 2021

Loan Account Limit:	\$244,059.36	Available Redraw:	\$99.96	Current Interest Rate:	5.59% p.a.
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Date	Transaction Particulars	Debits	Credits	Balance
01 JUL	BALANCE BROUGHT FORWARD			245,721.26 DR
01 JUL	Direct Debit Payment Direct Debit Payment		1,438.14	244,283.12 DR
01 JUL	Regular Interest Charge Original amount of \$1,128.97 received an offset benefit of \$0.00.	1,128.96		245,412.08 DR
01 AUG	Regular Interest Charge Original amount of \$1,165.14 received an offset benefit of \$0.00.	1,165.13		246,577.21 DR
03 AUG	Direct Debit Payment Direct Debit Payment		1,438.14	245,139.07 DR
01 SEP	Direct Debit Payment Direct Debit Payment		1,438.14	243,700.93 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400045895
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Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

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19.2

Statement Period		Statement Details	
Issued Date	2 Jan 2021	Statement Number	1-00004
Start Date	1 Jul 2020	Page Number	2 of 2
End Date	31 Dec 2020	Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
BALANCE BROUGHT FORWARD				243,700.93 DR
01 SEP	Regular Interest Charge Original amount of \$1,164.28 received an offset benefit of \$0.00.	1,164.27		244,865.20 DR
01 OCT	Direct Debit Payment Direct Debit Payment		1,438.14	243,427.06 DR
01 OCT	Regular Interest Charge Original amount of \$1,125.04 received an offset benefit of \$0.00.	1,125.03		244,552.09 DR
01 NOV	Regular Interest Charge Original amount of \$1,161.05 received an offset benefit of \$0.00.	1,161.05		245,713.14 DR
02 NOV	Direct Debit Payment Direct Debit Payment		1,438.14	244,275.00 DR
01 DEC	Direct Debit Payment Direct Debit Payment		1,438.14	242,836.86 DR
01 DEC	Regular Interest Charge Original amount of \$1,122.54 received an offset benefit of \$0.00.	1,122.54		243,959.40 DR
TOTALS AT END OF PERIOD		6,866.98	8,628.84	243,959.40 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400045895
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Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

19.3



1950090-36-0000001-0000001

Mr S J Ciorcalo
33/469 Pine Ride Road
Runaway Bay QLD 4216

Account Number	400045895
Account Name/s	Sjc Smsf Pty. Ltd. Ior & Atf Sjc Super Fund

Statement Period	
Issued Date	4 Jul 2021
Start Date	1 Jan 2021
End Date	30 Jun 2021

Statement Details	
Statement Number	1-00005
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	2 Aug 2021

Loan Account Limit:	\$242,612.74	Available Redraw:	\$100.20	Current Interest Rate:	5.59% p.a.
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Date	Transaction Particulars	Debits	Credits	Balance
01 JAN	BALANCE BROUGHT FORWARD			243,959.40 DR
01 JAN	Regular Interest Charge Original amount of \$1,158.24 received an offset benefit of \$0.00.	1,158.23		245,117.63 DR
04 JAN	Direct Debit Payment Direct Debit Payment		1,438.14	243,679.49 DR
01 FEB	Direct Debit Payment Direct Debit Payment		1,438.14	242,241.35 DR
01 FEB	Annual Account Fee (Schd)	395.00		242,636.35 DR
01 FEB	Regular Interest Charge Original amount of \$1,157.57 received an offset benefit of \$0.00.	1,157.56		243,793.91 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400045895
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Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

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19.4

Statement Period	
Issued Date	4 Jul 2021
Start Date	1 Jan 2021
End Date	30 Jun 2021

Statement Details	
Statement Number	1-00005
Page Number	2 of 2
Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
BALANCE BROUGHT FORWARD				243,793.91 DR
01 MAR	Direct Debit Payment Direct Debit Payment		1,438.14	242,355.77 DR
01 MAR	Regular Interest Charge Original amount of \$1,045.44 received an offset benefit of \$0.00.	1,045.44		243,401.21 DR
01 APR	Direct Debit Payment Direct Debit Payment		1,438.14	241,963.07 DR
01 APR	Regular Interest Charge Original amount of \$1,155.59 received an offset benefit of \$0.00.	1,155.58		243,118.65 DR
01 MAY	Regular Interest Charge Original amount of \$1,117.01 received an offset benefit of \$0.00.	1,117.01		244,235.66 DR
03 MAY	Direct Debit Payment Direct Debit Payment		1,438.14	242,797.52 DR
01 JUN	Direct Debit Payment Direct Debit Payment		1,438.14	241,359.38 DR
01 JUN	Regular Interest Charge Original amount of \$1,153.16 received an offset benefit of \$0.00.	1,153.16		242,512.54 DR
TOTALS AT END OF PERIOD		7,181.98	8,628.84	242,512.54 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400045895
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Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

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Activity statement 004

Date generated	23/03/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from 23 March 2020 to 23 March 2022 sorted by **processed date** ordered **newest to oldest**



Income tax 002

Date generated	23/03/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from 23 March 2020 to 23 March 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
18 May 2021	17 May 2021	Payment received		\$208.22	\$0.00
18 Jan 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$208.22		\$208.22 DR
