

Guthrie & Andrew Superannuation Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
(25,923.92)	24200/ANDROH00001 A	(Contributions) Andrew, Rohan Graham - Accumulation			24,999.99
(27,000.00)	24200/GUTMEL00002 A	(Contributions) Guthrie, Melissa Maree - Accumulation			25,000.00
(139,682.32)	24700	Changes in Market Values of Investments			99,823.00
	25000	Interest Received			
(70.56)	25000/Bank - NAB 4243	Bank - NAB 4243			25.08
	26500	Other Investment Income			
(553.80)	26500/Sundry	Sundry			
	28000	Property Income			
(40,273.81)	28000/GUTHRSF_112 MELBOURNE	112 Melbourne Ave, Glenroy			33,502.10
(34,113.90)	28000/GUTHRSF_37A RMSTRONGS	37 Armstrongs Rd, Seaford			34,496.38
(25,076.02)	28000/GUTHRSF_396 NEPEANHWY	396 Nepean Hwy, Chelsea			23,754.73
6,116.00	30100	Accountancy Fees		4,455.00	
1,980.00	30200	Administration Costs			
259.00	30400	ATO Supervisory Levy		259.00	
748.00	30700	Auditor's Remuneration		715.00	
321.00	30800	ASIC Fees		328.00	
890.00	31500	Bank Charges		915.00	
	37500	Investment Expenses			
13,555.38	37500/GUTHRSF_112 MELBOURNE	112 Melbourne Ave, Glenroy		10,002.90	
11,384.13	37500/GUTHRSF_37A RMSTRONGS	37 Armstrongs Rd, Seaford		9,315.19	
5,801.59	37500/GUTHRSF_396 NEPEANHWY	396 Nepean Hwy, Chelsea		4,947.62	
4.33	37900	Interest Paid		2.90	
	37901	Interest Paid			
15,260.62	37901/00002	LRBA Chelsea		14,385.73	
20,995.38	37901/00003	LRBA Seaford		19,779.05	
35,639.80	37901/00004	LRBA Glenroy		33,467.62	
266.67	38000	Insurance			
	39000	Life Insurance Premiums			

Guthrie & Andrew Superannuation Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
1,456.18	39000/ANDROH00001 A	(Life Insurance Premiums) Andrew, Rohan Graham - Accumulation		1,749.55	
2,207.81	39000/GUTMEL00002 A	(Life Insurance Premiums) Guthrie, Melissa Maree - Accumulation		2,609.42	
3,764.40	48500	Income Tax Expense		4,699.65	
172,044.04	49000	Profit/Loss Allocation Account		133,969.65	
	50010	Opening Balance			
(325,990.98)	50010/ANDROH00001 A	(Opening Balance) Andrew, Rohan Graham - Accumulation			405,730.41
(388,957.91)	50010/GUTMEL00002 A	(Opening Balance) Guthrie, Melissa Maree - Accumulation			481,262.52
	52420	Contributions			
(25,923.92)	52420/ANDROH00001 A	(Contributions) Andrew, Rohan Graham - Accumulation			24,999.99
(27,000.00)	52420/GUTMEL00002 A	(Contributions) Guthrie, Melissa Maree - Accumulation			25,000.00
	53100	Share of Profit/(Loss)			
(57,377.09)	53100/ANDROH00001 A	(Share of Profit/(Loss)) Andrew, Rohan Graham - Accumulation			41,844.12
(69,171.42)	53100/GUTMEL00002 A	(Share of Profit/(Loss)) Guthrie, Melissa Maree - Accumulation			51,184.16
	53330	Income Tax			
(1,678.20)	53330/ANDROH00001 A	(Income Tax) Andrew, Rohan Graham - Accumulation			1,227.93
(2,091.00)	53330/GUTMEL00002 A	(Income Tax) Guthrie, Melissa Maree - Accumulation			1,572.42
	53800	Contributions Tax			
3,783.60	53800/ANDROH00001 A	(Contributions Tax) Andrew, Rohan Graham - Accumulation		3,750.00	
3,750.00	53800/GUTMEL00002 A	(Contributions Tax) Guthrie, Melissa Maree - Accumulation		3,750.00	
	53920	Life Insurance Premiums			
1,456.18	53920/ANDROH00001 A	(Life Insurance Premiums) Andrew, Rohan Graham - Accumulation		1,749.55	
2,207.81	53920/GUTMEL00002 A	(Life Insurance Premiums) Guthrie, Melissa Maree - Accumulation		2,609.42	
	60400	Bank Accounts			
6,858.05	60400/Bank - NAB 4243	Bank - NAB 4243		22,280.18	
4,379.15	60400/Bank - NAB 9457	Bank - NAB 9457		2,664.25	
	77200	Real Estate Properties			
875,000.00	77200/GUTHRSF_112 MELBOURNE	112 Melbourne Ave, Glenroy	1.0000	925,000.00	
	77250	Real Estate Properties (Non Residential)			

Guthrie & Andrew Superannuation Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
672,500.00	77250/GUTHRSF_37A	37 Armstrongs Rd, Seaford RMSTRONGS	1.0000	725,000.00	
472,500.00	77250/GUTHRSF_396	396 Nepean Hwy, Chelsea NEPEANHWY	1.0000	472,500.00	
	80500	Loan - LRBA			
(232,079.03)	80500/00004	Loan - Liberty (Chelsea)			227,874.24
(319,111.32)	80500/00005	Loan - Liberty (Seaford)			313,329.29
(592,992.72)	80500/00006	Loan - Liberty (Glenroy)			582,096.82
1,224.60	85000	Income Tax Payable/Refundable			3,181.50
(1,285.80)	88000	Sundry Creditors			0.00
				<u>2,400,904.68</u>	<u>2,400,904.68</u>

Current Year Profit/(Loss): 138,669.30

24200
1

Guthrie & Andrew Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<u>(Contributions) Andrew, Rohan Graham - Accumulation (ANDROH00001A)</u>					
24/06/2021	ATO003000014862966ATO 012721			24,999.99	24,999.99 CR
				24,999.99	24,999.99 CR
<u>(Contributions) Guthrie, Melissa Maree - Accumulation (GUTMEL00002A)</u>					
15/09/2020	ONLINE W2104976689 Superann M Guthrie TUGREG PL			25,000.00	25,000.00 CR
				25,000.00	25,000.00 CR
Total Debits:	0.00				
Total Credits:	49,999.99				

24200
2

Guthrie & Andrew Superannuation Fund

Contributions Summary Report

For The Period 01 July 2020 - 30 June 2021

Melissa Maree Guthrie

Date of Birth: Provided
 Age: 50 (at year end)
 Member Code: GUTMEL00002A
 Total Super Balance*1 as at 30/06/2020: 481,262.52

Contributions Summary	2021	2020
Concessional Contribution		
Personal - Concessional	25,000.00	25,000.00
	<u>25,000.00</u>	<u>25,000.00</u>
Non-Concessional Contribution		
Personal - Non-Concessional	0.00	2,000.00
	<u>0.00</u>	<u>2,000.00</u>
Total Contributions	<u>25,000.00</u>	<u>27,000.00</u>

Rohan Graham Andrew

Date of Birth: Provided
 Age: 50 (at year end)
 Member Code: ANDROH00001A
 Total Super Balance*1 as at 30/06/2020: 405,730.41

Contributions Summary	2021	2020
Concessional Contribution		
Employer	24,999.99	25,223.92
	<u>24,999.99</u>	<u>25,223.92</u>
Non-Concessional Contribution		
Personal - Non-Concessional	0.00	700.00
	<u>0.00</u>	<u>700.00</u>
Total Contributions	<u>24,999.99</u>	<u>25,923.92</u>

Guthrie & Andrew Superannuation Fund
General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Received (25000)					
<u>Bank - NAB 4243 (Bank - NAB 4243)</u>					
30/09/2020	INTEREST CA INTEREST SUPER FUND			4.28	4.28 CR
30/10/2020	INTEREST CA INTEREST SUPER FUND			7.86	12.14 CR
30/11/2020	INTEREST CA INTEREST SUPER FUND			5.67	17.81 CR
31/12/2020	INTEREST CA INTEREST SUPER FUND			3.17	20.98 CR
29/01/2021	INTEREST CA INTEREST SUPER FUND			2.35	23.33 CR
26/02/2021	INTEREST CA INTEREST SUPER FUND			1.24	24.57 CR
31/03/2021	INTEREST CA INTEREST SUPER FUND			0.48	25.05 CR
30/06/2021	Credit Interest			0.03	25.08 CR
				25.08	25.08 CR

Total Debits: 0.00

Total Credits: 25.08

①

Client Name	Guthrie & Andrew Super Fund			Year ended 30 June 2021		
				Prepared by	AN	
				Date prepared	13/4/2021	
Rental Property Type	Residential					
Rental Property Address	1/112 and 2/112 Melbourne Ave Glenroy					
Rental Period	start date	end date		365 total days		
	1/7/2020	30/6/2021				
	1/112	2/112				
	Agent Annual Statement	Agent Annual Statement	Other	Total	Prior Year	Variance
						Notes
Income						
Rent Received	20,868	12,634		33,502	39,721	-6,219
Other income enter details				0	553	-553
Total Income	20,868	12,634	0	33,502	40,274	-6,772
Expenses (ITR order)						
Advertising		330.00		330	660	-330
Body Corp fees				0	0	0
Borrowing exps (per ITR)			205	205	205	0
Cleaning		418.00		418	0	418
Council rates			3,045	3,045	1,823	1,222
Depreciation (per ITR schedule)			829	829	1,017	-188
Gardening	120.00			120	0	120
Insurance			1,070	1,070	1,417	-347
Interest on loans			33,468	33,468	35,640	-2,172
Land Tax				0	1,025	-1,025
Legal fees				0	0	0
Pest Control				0	0	0
Property agent fees	1,043.40	1,147.68		2,191	3,277	-1,086
Repairs & Maintenance	345.00	878.00		1,223	2,947	-1,724
Capital Works (per ITR schedule)			1,589	1,589	1,592	-3
Capital Works (per BMT schedule)			1,467	1,467	1,467	
Stationery, telephone & postage				0	0	0
Travel expenses enter details				0	0	0
Water charges	462.78	116.39		579	1,390	-811
Sundry Rental expenses	99.00	99.00		198	0	198
Electricity						
Gas						
Waste Removal						
Total Expenses	2,070.18	2,989.07	41,672	46,732	52,460	-5,728
Net Rental	18,798	9,645		-13,230	-12,186	-1,043
Net Rental (per ITR)				-13,230		
variance - should be \$0				0		

28000
GLENROY 2

Income & Expenditure Summary

Ms Melissa Guthrie
21 Wells Road
Beaumaris VIC 3193

Date 1/07/2020 to 30/06/2021

From Statement: 51 (18/06/2020)
To Statement: 73 (17/06/2021)

Guthrie and Andrew Investment Pty Ltd (112 Melbourne Ave) (ID: 559)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$0.00

Residential Properties

1/112 Melbourne Avenue, Glenroy, VIC 3046

Property Income

Residential Rent	\$0.00	\$20,868.00	\$20,868.00
	\$0.00	\$20,868.00	\$20,868.00

(GST Total: \$0.00)

Property Expenses

Fire Protection	\$90.00	\$0.00	\$90.00
+ GST	\$9.00	\$0.00	\$9.00
Gardening	\$109.09	\$0.00	\$109.09
+ GST	\$10.91	\$0.00	\$10.91
Plumbing	\$313.64	\$0.00	\$313.64
+ GST	\$31.36	\$0.00	\$31.36
Residential Management Fee	\$948.60	\$0.00	\$948.60
+ GST	\$94.80	\$0.00	\$94.80
Water Rates	\$732.27	\$269.49	\$462.78
	\$2,339.67	\$269.49	\$2,070.18

(GST Total: \$146.07)

PROPERTY BALANCE: \$18,797.82

(GST Balance: -\$146.07)

2/112 Melbourne Avenue, Glenroy, VIC 3046

Property Income

Residential Rent	\$0.00	\$12,634.10	\$12,634.10
	\$0.00	\$12,634.10	\$12,634.10

Report shows all transactions reported on statements created within reporting period.

2800C
SEAFORD

Client Name	Guthrie & Andrew Super Fund			Year ended 30 June	2021	
				Prepared by	AN	
				Date prepared	13/4/2022	
Rental Property Type	Commercial & Residential					
Rental Property Address	37 Armstrongs Rd Seaford (ground fl) 8 Newtons Lane (upstairs residential)					
Rental Period	start date	start date	end date	1 total days		
	1	2	Other	Total	Prior Year	Variance
	Agent	Agent				Notes
	Annual	Annual				
	Statement	Statement				
Income						
Rent Received	14,703.60	14,076.00		28,780	28,226	554
Other income - reimbursements	5,716.78			5,717	5,588	129
Total Income	20,420.38	14,076.00	0.00	34,496.38	33,814	682
Expenses (ITR order)						
Advertising				0	0	0
Borrowing exps (per ITR)			1,120.00	1,120	1,120	0
Cleaning				0	0	0
Council rates	1,643.34		291.00	1,934	2,794	-860
Depreciation (per ITR schedule)			333.00	333		333
Insurance			2,953.97	2,954	2,853	101
Interest on loans			19,779.05	19,779	20,995	-1,216
Land Tax			0.00	0	532	-532
Property agent fees	1,290.03	928.98		2,219	2,780	-561
Repairs & Maintenance	196.17			196	1,163	-967
Capital Works (per ITR schedule)			35.00	35	14	21
Water charges	1,247.50			1,248	1,262	-15
Sundry Rental expenses	431.20			431	0	431
Total Expenses	4,808.24	928.98	24,512.02	30,249	33,513	-3,264
Net Rental	15,612.14	13,147.02		4,247	301	3,946
Net Rental (per ITR)				4,247		
variance - should be \$0				0		
Capital Works items purchased			0			
Gates Dec18 - agent statement	546					
Agent Statement net figure	15,066	13,147				

Financial Summary

For the period Jul 2020 to Jun 2021

Owner: Melissa Guthrie ATF Guthrie & Andrew Superannuation Fund
 Property: ARMS37 - Ground Floor, 37 Armstrongs Rd, Seaford VIC 3198
 Ledger: Ground Floor, 37 Armstrongs Rd, Seaford (ARMS37)
 Managed by: Justine Comelli

Cameron Industrial Commercial Pty Ltd
 PO Box 4222
 Dandenong South VIC 3164
 Australia
 75 633 231 740

cameron.

280000
 SEAFORD 37 ARMSTRONGS
 2

Melissa Guthrie ATF Guthrie & Andrew Superannuation Fund
 20/94 Keys Road
 MOORABBIN VIC 3189

	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
Income													
101 - Income - Rent	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,253.56	1,253.56	1,253.56	1,253.56	14,703.60
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105 - Income - Recoverable Management Fee	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
GST	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
412 - Council Rates - RTO	0.00	0.00	413.60	0.00	410.00	0.00	0.00	410.00	0.00	0.00	409.74	0.00	1,643.34
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
417 - Water Rates - RTO	0.00	105.15	124.85	0.00	0.00	280.85	0.00	130.20	85.35	0.00	140.20	85.35	951.95
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
420 - Insurance Premium - RTO	0.00	0.00	0.00	0.00	0.00	0.00	1,220.65	0.00	0.00	0.00	0.00	0.00	1,220.65
GST	0.00	0.00	0.00	0.00	0.00	0.00	122.07	0.00	0.00	0.00	0.00	0.00	122.07
421 - Insurance Stamp Duty - RTO	0.00	0.00	0.00	0.00	0.00	0.00	134.27	0.00	0.00	0.00	0.00	0.00	134.27
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
433 - Mechanical Services - Capital Expenditure - RTO	0.00	0.00	0.00	0.00	0.00	0.00	1,255.00	0.00	0.00	0.00	0.00	0.00	1,255.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	125.50	0.00	0.00	0.00	0.00	0.00	125.50
Total Income	1,231.17	1,336.32	1,769.62	1,231.17	1,641.17	1,512.02	3,841.09	1,771.37	1,358.91	1,273.56	1,823.50	1,358.91	20,148.81
Total GST	2.00	2.00	2.00	2.00	2.00	2.00	249.57	2.00	2.00	2.00	2.00	2.00	271.57
Total Inclusive Income	1,233.17	1,338.32	1,771.62	1,233.17	1,643.17	1,514.02	4,090.66	1,773.37	1,360.91	1,275.56	1,825.50	1,360.91	20,420.38

Expenses

28000
SEAFOURD
3

(w) 03 9772 5333
raywhitechelsea.com.au
chelsea.vic@raywhite.com
394-395 Nepean Highway
Chelsea VIC 3196
ABN: 97 004 838 368

Ray White Chelsea



Folio Summary

Melissa Guthrie
21 Wells Road
BEAUMARIS VIC 3193

Folio: OWN04469
From: 1/07/2020
To: 30/06/2021
Created: 1/07/2021

Money In \$14,076.00	Money Out \$928.98	Balance \$13,147.02
---------------------------------------	-------------------------------------	--------------------------------------

Account	Included Tax	Money Out	Money In
8 Newton Lane, SEAFORD VIC			
Jul 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Aug 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Sep 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Oct 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Nov 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Dec 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Jan 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Feb 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Mar 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Apr 2021			
Rent			\$1,173.00

28000

CITELSON

Client Name	Guthrie & Andrew Super Fund		Year ended 30 June 2021		
			Prepared by	AN	
			Date prepared	13/4/2021	
Rental Property Type	Commercial				
Rental Property Address	396 Nepean Hwy Chelsea 3196				
Rental Period	start date	end date	365 total days		
	1/7/2020	30/6/2021			
	Agent Annual Statement	Other	Total Prior Year	Variance	Notes
Income					
Rent Received	20,563.94		20,564	22,000	-1,436
Other income enter details	3,190.79		3,191	3,076	115
Total Income	23,754.73	0	23,755	25,076	-1,321
Expenses (ITR order)					
Advertising			0	0	0
Body Corp fees			0	0	0
Borrowing exps (per ITR)		949	949	949	0
Cleaning			0		0
Council rates	1,091		1,091	1,559	-468
Depreciation (per ITR schedule)			0		0
Gardening			0		0
Insurance	1,156		1,156		1,156
Interest on loans		14,386	14,386	15,261	-875
Land Tax			0	1,731	-1,731
Legal fees			0		0
Pest Control			0		0
Property agent fees	1,107		1,107	1,210	-103
Repairs & Maintenance		650	650		650
Capital Works (per ITR schedule)			0		0
Capital Works (per BMT schedule)		2,151	2,151	2,982	
Stationery, telephone & postage			0		0
Travel expenses enter details			0		0
Water charges	943		943	1,301	-358
Sundry Rental expenses enter details enter details enter details		0	0	0	0
Total Expenses	4,298	18,136	22,433	24,993	-2,560
Net Rental	19,457		1,321	83	1,238
Net Rental (per ITR)			1,321		
variance - should be \$0			0		

28000

2

CHELSEA

(w) 03 9772 5333
raywhitechelsea.com.au
chelsea.vic@raywhite.com
394-395 Nepean Highway
Chelsea VIC 3196
ABN: 97 004 838 368

Ray White Chelsea



Folio Summary

Guthrie & Andrew Pty Ltd - ATF Guthrie & Andrew Super Fund Pty Ltd
ATF Guthrie & Andrew Super Fund Pty Ltd
21 Wells Road
Beaumaris VIC 3193

Folio: OWN04365
From: 1/07/2020
To: 30/06/2021
Created: 1/07/2021

Money In \$23,754.73	Money Out \$4,297.52	Balance \$19,457.21
---------------------------------------	---------------------------------------	--------------------------------------

Account	Included Tax	Money Out	Money In
396 Nepean Highway, CHELSEA VIC			
Jul 2020			
Rent			\$3,666.66
Management Fees	\$18.34	\$201.66	
		<u>\$201.66</u>	<u>\$3,666.66</u>
Aug 2020			
Rent			\$1,833.33
Management Fees	\$9.17	\$100.83	
		<u>\$100.83</u>	<u>\$1,833.33</u>
Sep 2020			
Outgoings Recovered - Water Usage			\$320.95
Water Rates	\$29.18	\$320.95	
		<u>\$320.95</u>	<u>\$320.95</u>
Oct 2020			
Rent			\$3,116.66
Outgoings Recovered - Rates			\$363.83
Council Rates		\$363.83	
Management Fees	\$15.58	\$171.42	
		<u>\$535.25</u>	<u>\$3,480.49</u>
Nov 2020			
Rent			\$1,597.25
OUTGOINGS RECOVERABLE			\$1,156.06
Outgoings Recovered - Rates			\$363.80
Council Rates		\$363.80	
		<u>\$363.80</u>	<u>\$3,117.11</u>
Dec 2020			
Outgoings Recovered - Water Usage			\$150.15
Water Rates		\$150.15	
Insurance Premiums	\$105.10	\$1,156.06	
Management Fees	\$7.98	\$87.85	
		<u>\$1,394.06</u>	<u>\$150.15</u>
Jan 2021			
Rent			\$3,666.66
Outgoings Recovered - Rates			\$363.80
Council Rates		\$363.80	
Management Fees	\$18.32	\$201.66	
		<u>\$565.46</u>	<u>\$4,030.46</u>
Mar 2021			
Rent			\$1,833.33
Rent (with tax)	\$166.67		\$1,833.35
Outgoings Recovered - Water Usage			\$238.60

Guthrie & Andrew Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
16/09/2020	INTERNET TRANSFER 30679GUTHRSF		220.00		220.00 DR
19/02/2021	INTERNET TRANSFER 31653GUTHRSF		220.00		440.00 DR
20/05/2021	INTERNET TRANSFER INTERNET TRANSFER 32176GUTHRSF		4,015.00		4,455.00 DR
			4,455.00		4,455.00 DR
ATO Supervisory Levy (30400)					
<u>ATO Supervisory Levy (30400)</u>					
20/05/2021	ATO007000014411078ATO 012721		259.00		259.00 DR
			259.00		259.00 DR
Auditor's Remuneration (30700)					
<u>Auditor's Remuneration (30700)</u>					
20/05/2021	INTERNET TRANSFER INTERNET TRANSFER 32152GUTHRSF		715.00		715.00 DR
			715.00		715.00 DR
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
23/10/2020	INTERNET BPAY ASIC 2296212990362		273.00		273.00 DR
19/03/2021	INTERNET BPAY ASIC 2296169628080		55.00		328.00 DR
			328.00		328.00 DR
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
30/06/2021	loan seaford		360.00		360.00 DR
30/06/2021	glenroy loan interest & fees		195.00		555.00 DR
30/06/2021	nepean chelsea loan int & fees		360.00		915.00 DR
			915.00		915.00 DR
Total Debits:			6,672.00		
Total Credits:			0.00		

TAX INVOICE

30100
1

DATE: 27 August 2020
INVOICE NO: 30679
CLIENT CODE: GUTHRSF

Guthrie & Andrew Pty Ltd
21 Wells Road
BEAUMARIS VIC 3193

GUTHRIE & ANDREW INVESTMENTS PTY LTD

Electronic receipt from ASIC of Company and Invoice Statements. Review of details contained in the Company Statement. Preparation of Directors Solvency Resolution.

Provision of a staffed Registered Office open during business hours at our premises for the previous year.

Maintenance of the Company's Statutory Registers and/or Minutes at our premises for the previous year.

200.00

Net Amount \$	200.00
GST \$	20.00
TOTAL AMOUNT DUE	\$ 220.00

Please note our terms are strictly 14 days from the date of invoice.

301.00
2

TAX INVOICE

DATE: 04 February 2021
INVOICE NO: 31653
CLIENT CODE: GUTHRSF

Guthrie & Andrew Pty Ltd
21 Wells Road
BEAUMARIS VIC 3193

Electronic receipt from ASIC of Company and Invoice Statements. Review of details contained in the Company Statement. Preparation of Directors Solvency Resolution.

Provision of a staffed Registered Office open during business hours at our premises for the previous year.

Maintenance of the Company's Statutory Registers and/or Minutes at our premises for the previous year. 200.00

Net Amount \$	200.00
GST \$	20.00
TOTAL AMOUNT DUE	\$ 220.00

Please note our terms are strictly 14 days from the date of invoice.

30100

TAX INVOICE

DATE: 04 May 2021
INVOICE NO: 32176
CLIENT CODE: GUTHRSF

Guthrie & Andrew Pty Ltd
21 Wells Road
BEAUMARIS VIC 3193

GUTHRIE & ANDREW SUPERANNUATION FUND

Preparation of the Financial Statements of the Superannuation Fund for the year ended 30 June 2020.

Preparation and lodgement of 2020 Superannuation Fund Income Tax Return, including rental property schedules x 3.

Organising audit of the Fund including provision of all information to the Auditor and liaising with him as required.

Accounting software charges to date and processing transactions for the year ended 30 June 2020.

Dealing with all Australian Taxation Office correspondence on your behalf.	3,650.00
	<hr/>
Net Amount \$	3,650.00
GST \$	365.00
TOTAL AMOUNT DUE	<hr/> \$4,015.00 <hr/>

Please note our terms are strictly 14 days from the date of invoice.

TAX INVOICE

DATE: 03 May 2021
 INVOICE NO: 32152
 CLIENT CODE: GUTHRSF

Guthrie & Andrew Pty Ltd
 21 Wells Road
 BEAUMARIS VIC 3193

GUTHRIE & ANDREW INVESTMENTS PTY LTD

Audit of the Superannuation Fund for the year ended 30 June 2020 by the funds independent auditor Mr John Howson CA.

Audit of the accounting records of the Fund for the year ended and subsequent transactions and events as appropriate.

Review of the Fund's financial statements including operating statement, statement of financial position, notes to financial statements and member statements.

Review of the Fund's Trust Deed and compliance with the requirements of the S.I.S. Legislation.

Review of the Minutes of the Fund.

Preparation of your Independent Audit report and management letter advising any issues arising from the audit.

650.00

Net Amount \$

650.00

GST \$

65.00

TOTAL AMOUNT DUE

\$ 715.00

Please note our terms are strictly 14 days from the date of invoice.



ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

GUTHRIE & ANDREW PTY LTD
EAGER AND PARTNERS
74 MAIN ST
BAIRNSDALE VIC 3875

*FD
+ 4069 2465 39.
19/3*

INVOICE STATEMENT

Issue date 23 Jan 21

GUTHRIE & ANDREW PTY LTD

ACN 616 962 808

Account No. 22 616962808

Summary

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

Please pay

Immediately	\$0.00
By 23 Mar 21	\$55.00

If you have already paid please ignore this invoice statement.

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

Transaction details are listed on the back of this page

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
GUTHRIE & ANDREW PTY LTD

ACN 616 962 808 Account No: 22 616962808



22 616962808

TOTAL DUE	\$55.00
Immediately	\$0.00
By 23 Mar 21	\$55.00

Payment options are listed on the back of this payment slip

	Billers Code: 17301
	Ref: 2296169628080



*814 129 0002296169628080 43

30800
2



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

GUTHRIE & ANDREW INVESTMENTS PTY LTD
EAGER AND PARTNERS
74 MAIN ST
BAIRNSDALE VIC 3875

INVOICE STATEMENT

Issue date 24 Aug 20

GUTHRIE & ANDREW INVESTMENTS PTY LTD

ACN 621 299 036

Account No. 22 621299036

Summary

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
TOTAL DUE	\$273.00

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 24 Oct 20	\$273.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

GUTHRIE & ANDREW INVESTMENTS PTY LTD

ACN 621 299 036

Account No: 22 621299036



22 621299036

TOTAL DUE	\$273.00
Immediately	\$0.00
By 24 Oct 20	\$273.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296212990362



*814 129 0002296212990362 87

37500
GLENROY

Client Name	Guthrie & Andrew Super Fund			Year ended 30 June 2021		
				Prepared by	AN	
				Date prepared	13/4/2021	
Rental Property Type	Residential					
Rental Property Address	1/112 and 2/112 Melbourne Ave Glenroy					
Rental Period	start date	end date		365 total days		
	1/7/2020	30/6/2021				
	1/112	2/112				
	Agent Annual Statement	Agent Annual Statement	Other	Total Prior Year	Variance	Notes
Income						
Rent Received	20,868	12,634		33,502	39,721	-6,219
Other income enter details				0	553	-553
Total Income	20,868	12,634	0	33,502	40,274	-6,772
Expenses (ITR order)						
Advertising		330.00		330	660	-330
Body Corp fees				0	0	0
Borrowing exps (per ITR) <i>(Tax Rec)</i>			✓ 205	205	205	0
Cleaning		418.00		418	0	418
Council rates			✓ 3,045	3,045	1,823	1,222
Depreciation (per ITR schedule)			✓ 829	829	1,017	-188
Gardening	120.00			120	0	120
Insurance			✓ 1,070	1,070	1,417	-347
Interest on loans			✓ 33,468	33,468	35,640	-2,172
Land Tax				0	1,025	-1,025
Legal fees				0	0	0
Pest Control				0	0	0
Property agent fees	1,043.40	1,147.68		2,191	3,277	-1,086
Repairs & Maintenance	345.00	878.00		1,223	2,947	-1,724
Capital Works (per ITR schedule) <i>(Tax Rec)</i>			✓ 1,589	1,589	1,592	-3
Capital Works (per BMT schedule) <i>(Tax Rec)</i>			✓ 1,467	1,467	1,467	
Stationery, telephone & postage				0	0	0
Travel expenses enter details				0	0	0
Water charges	462.78	116.39		579	1,390	-811
Sundry Rental expenses	99.00	99.00		198	0	198
Electricity						
Gas						
Waste Removal						
Total Expenses	2,070.18	2,989.07	41,672	46,732	52,460	-5,728
Net Rental	18,798	9,645		-13,230	-12,186	-1,043
Net Rental (per ITR)				-13,230		
variance - should be \$0				0		

46732 -

- 205
- 1589
- 1467
- 33468

10,003 T/BAZ

Income & Expenditure Summary

Ms Melissa Guthrie
21 Wells Road
Beaumaris VIC 3193

Date 1/07/2020 to 30/06/2021

From Statement: 51 (18/06/2020)
To Statement: 73 (17/06/2021)

Guthrie and Andrew Investment Pty Ltd (112 Melbourne Ave) (ID: 559)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$0.00

Residential Properties

1/112 Melbourne Avenue, Glenroy, VIC 3046

Property Income

Residential Rent	\$0.00	\$20,868.00	\$20,868.00	(1)
	\$0.00	\$20,868.00	\$20,868.00	
			(GST Total: \$0.00)	

Property Expenses

Fire Protection	\$90.00	\$0.00	\$90.00	99 -
+ GST	\$9.00	\$0.00	\$9.00	
Gardening	\$109.09	\$0.00	\$109.09	120 -
+ GST	\$10.91	\$0.00	\$10.91	
Plumbing	\$313.64	\$0.00	\$313.64	345
+ GST	\$31.36	\$0.00	\$31.36	
Residential Management Fee	\$948.60	\$0.00	\$948.60	1043.4
+ GST	\$94.80	\$0.00	\$94.80	
Water Rates	\$732.27	\$269.49	\$462.78	
	\$2,339.67	\$269.49	\$2,070.18	
			(GST Total: \$146.07)	

PROPERTY BALANCE: \$18,797.82

(GST Balance: -\$146.07)

2/112 Melbourne Avenue, Glenroy, VIC 3046

Property Income

Residential Rent	\$0.00	\$12,634.10	\$12,634.10	
	\$0.00	\$12,634.10	\$12,634.10	(2)

Report shows all transactions reported on statements created within reporting period.

Income & Expenditure Summary

(GST Total: \$0.00)

Property Expenses			
Cleaning	\$380.00	\$0.00	\$380.00
+ GST	\$38.00	\$0.00	\$38.00
Fire Protection	\$90.00	\$0.00	\$90.00
+ GST	\$9.00	\$0.00	\$9.00
General Advertising	\$300.00	\$0.00	\$300.00
+ GST	\$30.00	\$0.00	\$30.00
General Repairs and Maintenance	\$80.00	\$0.00	\$80.00
+ GST	\$8.00	\$0.00	\$8.00
Letting Fee	\$469.07	\$0.00	\$469.07
+ GST	\$46.91	\$0.00	\$46.91
Plumbing	\$718.19	\$0.00	\$718.19
+ GST	\$71.81	\$0.00	\$71.81
Residential Management Fee	\$574.30	\$0.00	\$574.30
+ GST	\$57.40	\$0.00	\$57.40
Water Rates	\$265.06	\$148.67	\$116.39
	\$3,137.74	\$148.67	\$2,989.07

(GST Total: \$261.12)

PROPERTY BALANCE: \$9,645.03

(GST Balance: -\$261.12)

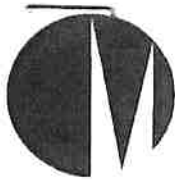
Ownership Expenses & Payments

Owner Expenses			
	\$0.00	\$0.00	\$0.00
			(GST Total: \$0.00)

Owner Payments			
Guthrie and Andrew SMSF			\$28,442.85
			\$28,442.85

CLOSING BALANCE: \$0.00

Report shows all transactions reported on statements created within reporting period.



Moreland City Council

Civic Centre 90 Bell Street
Coburg Victoria Australia
Locked Bag 10 Moreland VIC 3058

Telephone (03) 9240 1111 Website www.moreland.vic.gov.au
Facsimile (03) 9240 1212 Email info@moreland.vic.gov.au
TTY 133 677 ABN 46 202 010 737

TAX INVOICE

RATES INSTALMENT NOTICE

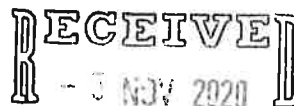
For the period 1 July 2020 to 30 June 2021

ASSESSMENT NUMBER

1525885



Guthrie & Andrew Investments Pty Ltd
74 Main Street
BAIRNSDALE VIC 3875



DATE OF ISSUE

21/10/2020

Payable by

30/11/2020

BY:

\$1,828.91



034
1045324
R5_19311

Any arrears shown on this notice
are payable immediately

Property Address 112 Melbourne Avenue, GLENROY VIC 3046

Property Description CT-8779/869 Lot 1 LP 84617

Level of Valuation Date	Site Value	Capital Improved Value	Net Annual Value	AVPCC
01/01/2020	\$640,000	\$660,000	\$33,000	110

INSTALMENT DETAILS

Overdue Rates and Charges \$1,220.91

Second Instalment due 30 November, 2020 \$608.00

Any payments received after 20 October, 2020 may not be reflected on this notice.

If you are experiencing payment difficulties, please contact Council's Revenue Services Unit on 9240-1111 or via email at ratescontact@moreland.vic.gov.au



Four Instalments

9/10/2020	30/11/2020	28/02/2021	31/05/2021
\$1,220.91	\$608.00	\$608.00	\$608.00

3044.91



Receive your notice via email
Go to moreland.enotices.com.au

Your eNotice Reference No:

2FAEF6DE5B

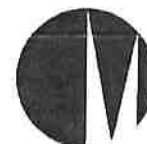
See reverse for payment options. Please return this section if paying by mail.



Billers Code: 35105

Ref: 1525 885

BPAY this payment via Internet or phone banking.



Moreland City Council

POST billpay



Instalment 2 *206 9175 0000000001525885 72

For payments made by Council's telephone
service please call 9240 1111 and follow the prompts

Amount Payable:

\$1,828.91

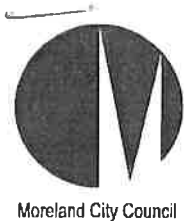
Payment Due by:

30/11/2020

Assessment No: 1525885

Ratepayer Name: Guthrie & Andrew Investments Pty Ltd

Property Address: 112 Melbourne Avenue, GLENROY VIC 3046



Civic Centre 90 Bell Street
 Coburg Victoria Australia
 Locked Bag 10 Moreland VIC 3058

Telephone (03) 9240 1111
 Facsimile (03) 9240 1212
 TTY 133 677

TAX INVOICE

Website www.moreland.vic.gov.au
 Email info@moreland.vic.gov.au
 ABN 46 202 010 737

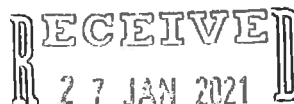
RATES INSTALMENT NOTICE

For the period 1 July 2020 to 30 June 2021

ASSESSMENT NUMBER
1525885



Guthrie & Andrew Investments Pty Ltd
 74 Main Street
 BAIRNSDALE VIC 3875



DATE OF ISSUE
13/01/2021

Payable by
28/02/2021

\$608.00

BY:

Any arrears shown on this notice
 are payable immediately



034
 1043465
 R5 15235

Property Address 112 Melbourne Avenue, GLENROY VIC 3046

Property Description CT-8779/869 Lot 1 LP 84617

Level of Valuation Date	Site Value	Capital Improved Value	Net Annual Value	AVPCC
01/01/2020	\$640,000	\$660,000	\$33,000	110

INSTALMENT DETAILS

Third Instalment due 28 February, 2021 \$608.00

Any payments received after 12 January, 2021 may not be reflected on this notice.

If you are experiencing payment difficulties, please contact Council's Revenue Services Unit on 9240-1111 or via email at ratescontact@moreland.vic.gov.au

Four Instalments

9/10/2020	30/11/2020	28/02/2021	31/05/2021
\$0.00	\$0.00	\$608.00	\$608.00

Receive your notice via email
 Go to moreland.enotices.com.au

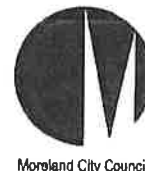
Your eNotice Reference No: **8B14D733FS**

See reverse for payment options. Please return this section if paying by mail.

B PAY	Billor Code: 35105
	Ref: 1525 885

BPAY this payment via Internet or phone banking.

*PAID.
 074397056087*



POST billpay



Instalment 3 *206 9175 000000001525885 72

For payments made by Council's telephone service please call 9240 1111 and follow the prompts

Amount Payable:
\$608.00

Payment Due by:
28/02/2021

Assessment No: 1525885
 Ratepayer Name: Guthrie & Andrew Investments Pty Ltd
 Property Address: 112 Melbourne Avenue, GLENROY VIC 3046

Asset Code	Description Start Date	Original Cost	Priv. Use%	Opening Adj. Value	Date	Additions Amt	Bal.Chrg.	Value	Depreciation Meth.	Rate%	Amount	Closing Adj. Val.
Group: 1 <u>Glenroy</u>												
1	Dishwasher 03/01/2019	237		172				172	D	20.00	34	138
2	Dishwasher 23/01/2019	379		277				277	D	20.00	55	222
3	Mats 23/01/2019	79		59				59	D	20.00	12	47
4	Stove 1 - La Germania 23/01/2019	735		569				569	D	16.67	95	474
5	Stove 2 - La Germania 23/01/2019	734		568				568	D	16.67	95	473
6	Blinds 23/01/2019	286		210				210	D	20.00	42	168
7	Wardrobes - freestanding 23/01/2019	1415		1125				1125	D	15.00	169	956
8	Carpets 23/01/2019	2238		1636				1636	D	20.00	327	1309
Sub-totals		6103		4616		0		829				3787

37500
 GLENROY

Division 43 – capital works allowance

The table below outlines the division 43 building write-off allowance available to be claimed for additional works completed to this property. The depreciation calculated has been deemed to be on structural elements only completed after the legislated dates.

Works	Date	Rate	Original cost (\$)
Additional works	18-Jan-19	2.5 %	58,664

Calculation for write-off provision:

Period	Original division 43 (\$)
18-Jan-19 to 30-Jun-19	659
1-Jul-19 to 30-Jun-20	1,467
1-Jul-20 to 30-Jun-21	1,467
1-Jul-21 to 30-Jun-22	1,467
1-Jul-22 to 30-Jun-23	1,467
1-Jul-23 to 30-Jun-24	1,467
1-Jul-24 to 30-Jun-25	1,467
1-Jul-25 to 30-Jun-26	1,467
1-Jul-26 to 30-Jun-27	1,467
1-Jul-27 to 30-Jun-28	1,467

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 8



15/09/2020

Certificate of Insurance and Tax Invoice

This Certificate of Insurance is confirmation of your Real Landlords Insurance cover(s). We would like to thank you for trusting us with your insurance.

What you need to do

We advised you of your duty of disclosure when you applied for cover (which we set out below) and of the importance of being honest in answering our questions. We rely on the information you provide us with to decide whether to insure you and the terms on which we will insure you.

You also need to:

- check and make sure the information in this Certificate of Insurance is accurate and that the cover provided suits your needs; and
- check that your answers and confirmations to various questions we asked which we have printed on this certificate are accurate and that nothing has changed.

If any information is inaccurate or there have been any changes, please contact us as if it is not accurate or up to date you may not have cover.

Your Duty of Disclosure

Before you enter into this contract of insurance with us, you have a duty of disclosure under the Insurance Contracts Act 1984. We may ask you questions that are relevant to our decision to insure you and on what terms. If we do, you must tell us anything that you know and that a reasonable person in the circumstances would include in their answer. It is important that you understand that you are answering for yourself and anyone else to whom these questions apply.

You have this duty until we agree to insure you.

If you do not tell us anything you are required to, we may cancel your contract or reduce the amount we will pay if you make a claim, or both. If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Details

Policy number	LAN108252815
Insured name(s)	Melissa Guthrie
Period of insurance	From 04:08 PM 15/09/2020 to 11:59 PM 15/09/2021. Time based on EST (Eastern Standard Time)



Locked Bag 2010
St Leonards NSW 1590
Tel: 13 19 48
Fax: 02 8867 6799
realinsurance.com.au

15/09/2020

Your premium

Base premium	\$884.08
Emergency Services Levy*	\$0.00
Goods and Services Tax (GST)	\$88.41
Stamp duty	\$97.25
Total Premium	\$1069.74

*Emergency Services Levy is included and applicable for NSW only

Your payment

Method of payment	Annual by Direct Debit
Premium due date	15/09/2020

Cooling off period and cancellation fee: You have 14 days after buying or renewing this policy to decide if it meets your needs and you wish to continue. If you choose to cancel your policy within the 14 days after buying this policy we will give you a refund provided you have not made a claim. Should you decide to cancel after the cooling off period we will deduct a \$30 fee to cover reasonable administration expenses.

Your Landlords insurance

Insured address	112 Melbourne Ave Glenroy VIC 3046
Financial interest	Liberty Financial Pty Limited - Mortgagee

15/09/2020



Locked Bag 2010
St Leonards NSW 1590
Tel: 13 19 48
Fax: 02 8867 6799
realinsurance.com.au

Landlords cover details

Building sum insured \$560,000

Legal liability \$20 million

Building flood cover Covered

Optional covers None taken

Please read this Certificate of Insurance with the Product Disclosure Statement (PDS) as together they set out the full terms and conditions (including any limits and exclusions) of your policy with us.

You have told us that The property is tenanted and is well maintained.
The main construction type of the Duplex is Timber / Weatherboard / Wood with a Colourbond/metal roof.
The property is not heritage listed.
The property is not used for business purposes.



Locked Bag 2010
St Leonards NSW 1590
Tel: 13 19 48
Fax: 02 8867 6799
realinsurance.com.au

15/09/2020

You have told us that you have the following security features Do you have deadlocks/patio bolts on all external doors Yes

Monitored back to base alarm No

15/09/2020



Locked Bag 2010
St Leonards NSW 1590
Tel: 13 19 48
Fax: 02 8867 6799
realinsurance.com.au

Declared information You have told us that you or any named insured, have not had:

- an insurance claim declined for fraud or dishonesty;
- any criminal convictions in the last 5 years.

You confirm that You, your partner (legal or defacto) or any other named insured, are not currently bankrupt or subject to a debt agreement or personal insolvency agreement under Part 9 or Part 10 of the Bankruptcy Act.

Claims history in the past 3 years No claims

Special condition(s)
Special conditions of your insurance

Valid Lease Agreement

If there is no valid lease agreement and a condition report is not completed annually (or when a new lease commences or when a tenant vacates), then we will not cover:

- Loss of Rent;
- Malicious Acts and Theft by Tenants;
- Rent Default (where this option has been selected)

You have advised us that your building has been completely rewired within 30 years of you first taking out this policy and/or had a safety switch installed on each electricity circuit.



Locked Bag 2010
St Leonards NSW 1590
Tel: 13 19 48
Fax: 02 8867 6799
realinsurance.com.au

15/09/2020

Excesses

Building excess	\$1000
Earthquake excess	\$500 **
Flood excess	\$500 **
Malicious Acts and Theft by Tenants excess	\$500 **

**If you have a claim for one of these events, the higher of your selected excess or fixed excess will apply

Capital Works Expenses schedule

Asset Code	Description Commenced Date Accum Write-off	Write-Off Start Date	Cost	Opening WDV	Rate	Amount	Closing WDV
1	Gates - Seaford 01/12/2018 36		546	524	2.500	14	510
2	Electrical Works - Glenroy 24/08/2018 618		10142	9778	2.500	254	9524
3	Fencing - Glenroy 27/11/2018 287		4720	4551	2.500	118	4433
4	Flooring - Glenroy 26/06/2018 387		6353	6125	2.500	159	5966
5	Kitchen & Bathroom Reno- Glenroy 18/11/2018 446		7305	7042	2.500	183	6859
6	Painting - Glenroy 01/10/2018 352		5770	5562	2.500	144	5418
7	Plastering - Glenroy 26/10/2018 365		6000	5785	2.500	150	5635
8	Plumbing Works - Glenroy 13/10/2018 38		619	596	2.500	15	581
9	Stump Repairs - Glenroy 17/09/2018 710		11650	11231	2.500	291	10940
10	Various Repairs - Glenroy 21/09/2018 528		8663	8352	2.500	217	8135
11	Cladding - Glenroy 21/09/2018 161		2300	2197	2.500	58	2139
12	Switchboard - Seaford 23/09/2020 21	23/09/2020	1078	1078	2.500	21	1057
Totals			65146			1624	61197

- 14

- 21

1589

Tax Rec

37500
SKATCORP

Client Name	Guthrie & Andrew Super Fund		Year ended 30 June	2021	
			Prepared by	AN	
			Date prepared	13/4/2022	
Rental Property Type	Commercial & Residential				
Rental Property Address	37 Armstrongs Rd Seaford (ground fl) 8 Newtons Lane (upstairs residential)				
Rental Period	start date	start date	end date	1 total days	
	1	2			
	Agent	Agent	Other	Total	Prior Year Variance
	Annual	Annual			
	Statement	Statement			Notes
Income					
Rent Received	14,703.60	14,076.00		28,780	28,226 554
Other income - reimbursements	5,716.78			5,717	5,588 129
Total Income	20,420.38	14,076.00	0.00	34,496.38 ✓	33,814 682
Expenses (ITR order)					
Advertising				0	0 0
Borrowing exps (per ITR) <i>Tax Rec</i>			1,120.00	1,120	1,120 0
Cleaning				0	0 0
Council rates	1,643.34		291.00 ✓	1,934	2,794 -860
Depreciation (per ITR schedule)			333.00 ✓	333	333
Insurance			2,953.97 ✓	2,954	2,853 101
Interest on loans			19,779.05 ✓	19,779	20,995 -1,216
Land Tax			0.00	0	532 -532
Property agent fees	1,290.03	928.98		2,219	2,780 -561
Repairs & Maintenance	196.17			196	1,163 -967
Capital Works (per ITR schedule) <i>Tax Rec</i>			35.00 ✓	35	14 21
Water charges	1,247.50			1,248	1,262 -15
Sundry Rental expenses	431.20			431	0 431
Total Expenses	4,808.24	928.98	24,512.02	30,249	33,513 -3,264
Net Rental	15,612.14	13,147.02		4,247	301 3,946
Net Rental (per ITR)				4,247	
variance - should be \$0				0	
Capital Works items purchased				0	
Gates Dec18 - agent statement	546				
Agent Statement net figure	15,066	13,147			

30249 -
 - 1120 } Tax Rec
 - 35 }
 - 19779 } net 37901

 9315 T/bal ✓

28000
57

Financial Summary

Cameron Industrial Commercial Pty Ltd

PO Box 4222
Dandenong South VIC 3164
Australia
75 633 231 740

cameron.

For the period Jul 2020 to Jun 2021

Owner: Melissa Guthrie ATF Guthrie & Andrew Superannuation Fund
Property: ARMS37 - Ground Floor, 37 Armstrongs Rd, Seaford VIC 3198
Ledger: Ground Floor, 37 Armstrongs Rd, Seaford (ARMS37)
Managed by: Justine Comelli

Melissa Guthrie ATF Guthrie & Andrew Superannuation Fund
20/94 Keys Road
MOORABBIN VIC 3189

	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
Income													
101 - Income - Rent	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,211.17	1,253.56	1,253.56	1,253.56	1,253.56	14,703.60
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105 - Income - Recoverable Management Fee	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
GST	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
412 - Council Rates - RTO	0.00	0.00	413.60	0.00	410.00	0.00	0.00	410.00	0.00	0.00	409.74	0.00	1,643.34
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
417 - Water Rates - RTO	0.00	105.15	124.85	0.00	0.00	280.85	0.00	130.20	85.35	0.00	140.20	85.35	951.95
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
420 - Insurance Premium - RTO	0.00	0.00	0.00	0.00	0.00	0.00	1,220.65	0.00	0.00	0.00	0.00	0.00	1,220.65
GST	0.00	0.00	0.00	0.00	0.00	0.00	122.07	0.00	0.00	0.00	0.00	0.00	122.07
421 - Insurance Stamp Duty - RTO	0.00	0.00	0.00	0.00	0.00	0.00	134.27	0.00	0.00	0.00	0.00	0.00	134.27
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
433 - Mechanical Services - Capital Expenditure - RTO	0.00	0.00	0.00	0.00	0.00	0.00	1,255.00	0.00	0.00	0.00	0.00	0.00	1,255.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	125.50	0.00	0.00	0.00	0.00	0.00	125.50
Total Income	1,231.17	1,336.32	1,769.62	1,231.17	1,641.17	1,512.02	3,841.09	1,771.37	1,358.91	1,273.56	1,823.50	1,358.91	20,148.81
Total GST	2.00	2.00	2.00	2.00	2.00	2.00	249.57	2.00	2.00	2.00	2.00	2.00	271.57
Total Inclusive Income	1,233.17	1,338.32	1,771.62	1,233.17	1,643.17	1,514.02	4,090.66	1,773.37	1,360.91	1,275.56	1,825.50	1,360.91	20,420.38
Expenses													

202 - Management Fee	60.56	65.82	87.48	60.56	81.06	74.61	128.30	87.57	66.95	62.68	90.18	66.95	932.72
GST	6.06	6.59	8.75	6.06	8.11	7.46	12.83	8.76	6.70	6.27	9.02	6.70	93.31
205 - Recoverable Management Fee	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
GST	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
512 - Council Rates - Tenant - L	0.00	0.00	413.60	0.00	410.00	0.00	0.00	410.00	0.00	0.00	409.74	0.00	1,643.34 ✓
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
517 - Water Rates - Tenant - L	0.00	105.15	249.70	0.00	170.70	110.15	0.00	0.00	300.90	0.00	140.20	170.70	1,247.50 ✓
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
547 - ESM - Servicing - L	0.00	196.00	0.00	0.00	0.00	0.00	0.00	0.00	196.00	0.00	0.00	0.00	392.00
GST	0.00	19.60	0.00	0.00	0.00	0.00	0.00	0.00	19.60	0.00	0.00	0.00	39.20
553 - Electrical - R&M - L	0.00	178.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.34
GST	0.00	17.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.83
Total Expenses	80.56	565.31	770.78	80.56	681.76	204.76	148.30	517.57	583.85	82.68	660.12	257.65	4,633.90
Total GST	8.06	46.02	10.75	8.06	10.11	9.46	14.83	10.76	28.30	8.27	11.02	8.70	174.34
Total Inclusive Expenses	88.62	611.33	781.53	88.62	691.87	214.22	163.13	528.33	612.15	90.95	671.14	266.35	4,808.24
Profit													
Total Profit	1,150.61	771.01	998.84	1,150.61	959.41	1,307.26	3,692.79	1,253.80	775.06	1,190.88	1,163.38	1,101.26	15,514.91
Total GST	-6.06	-44.02	-8.75	-6.06	-8.11	-7.46	234.74	-8.76	-26.30	-6.27	-9.02	-6.70	97.23
Total Inclusive Profit	1,144.55	726.99	990.09	1,144.55	951.30	1,299.80	3,927.53	1,245.04	748.76	1,184.61	1,154.36	1,094.56	15,612.14
Transfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Owner Disbursement	1,144.55	627.63	1,089.45	1,144.55	951.30	1,299.80	3,927.53	1,122.00	871.80	1,184.61	1,154.36	1,094.56	15,612.14

1290.03

431.20

196.17

(w) 03 9772 5333
 raywhitechelsea.com.au
 chelsea.vic@raywhite.com
 394-395 Nepean Highway
 Chelsea VIC 3196
 ABN: 97 004 838 368



Ray White Chelsea

Folio Summary

Melissa Guthrie
 21 Wells Road
 BEAUMARIS VIC 3193

Folio: OWN04469
 From: 1/07/2020
 To: 30/06/2021
 Created: 1/07/2021

Money In	Money Out	Balance
\$14,076.00	\$928.98	\$13,147.02

Account	Included Tax	Money Out	Money In
8 Newton Lane, SEAFORD VIC			
Jul 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Aug 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Sep 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Oct 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Nov 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Dec 2020			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.42	
		<u>\$77.42</u>	<u>\$1,173.00</u>
Jan 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Feb 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Mar 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Apr 2021			
Rent			\$1,173.00

Account	Included Tax	Money Out	Money In
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
May 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Jun 2021			
Rent			\$1,173.00
Management Fees	\$7.04	\$77.41	
		<u>\$77.41</u>	<u>\$1,173.00</u>
Subtotal		<u>\$928.98</u>	<u>\$14,076.00</u>
Account Transactions			
No transactions			
Total		<u>\$928.98</u>	<u>\$14,076.00</u>
Total Tax on Money Out: \$84.48			

Rate and Valuation Notice 2020-2021

3rd Instalment
Notice

Guthrie & Andrew Investments Pty Ltd
21 Wells Road
BEAUMARIS VIC 3193



031
1020973
R3_8739

Tax Invoice
ABN 49 454 768 065

Rates and charges for the period
1 July 2020 to 30 June 2021

Notice date: 29/01/2021
Frankston City Council
PO Box 490
FRANKSTON VIC 3199
Phone: 1300 322 322
info@frankston.vic.gov.au
frankston.vic.gov.au

Ward: North-West

Assessment No./Reference No. 0184126 9

Property details

8 Newton Lane, SEAFORD 3198
Lot 4 LP 44912

Australian Valuation Property Classification Code: 128
Individual Flat

Date of valuation: 1/01/2020

Site Value (SV): \$65,000
*Capital Improved Value (CIV): \$205,000
Net Annual Value (NAV): \$10,250
Valuation Effective Date: 1/07/2020
*Capital Improved Value includes land and any improvements

Financial details

Declared on: 1 June 2020

Credit on overcharge	-\$0.17
*Overdue 1st Instalment	\$293.13
*Overdue 2nd Instalment	\$291.00
3rd Instalment (Due 28/02/2021)	\$291.00
4th Instalment (Due 31/05/2021)	\$291.00

*PAID
K 845629803
2/3/21*

This notice does not include payments received after 25th January 2021.
Supporting our Community

Council understands the impact of COVID-19 is far reaching. To support our rate paying community we are:

- Suspending penalty interest on overdue accounts to 30th June 2021
- Offering flexibility to impacted residents, and urging anyone unable to meet their payment due date to apply for an Arrangement to Pay.
- Visit: <https://www.frankston.vic.gov.au/rates>

If you currently have a formalised Arrangement to Pay (ATP) agreement in place with Council which is being fully maintained in accordance with the payment schedule then please disregard this notice.

If you have applied for a pension rebate, \$291.00 will have already been deducted from your instalments for this financial year.

If you are experiencing difficulty paying your Rates please contact Council to discuss payment options. Visit frankston.vic.gov.au or phone 1300 322 322

TOTAL DUE

\$875.13



For email notices:
frankston.enotices.com.au
Reference No: 0D766A890L

BPAY View - View and pay this bill using internet banking.
BPAY View Registration No.: Please enter the BPAY
Assessment/Ref number: 01841269

How to pay



Online

Using a Visa, Mastercard or debit card via Council's website.

Visit:
frankston.vic.gov.au



BPAY

Contact your participating financial institution to pay from your cheque, savings or credit card account.
Visit: bpay.com.au

Billor Coder: 1966
Ref: 01841269



Phone or Post Billpay

Using a Visa, Mastercard or debit card.

Phone: 1300 721 138
Ref: 01841269

or

By Post Billpay: 13 18 16
Billpay Code: 0760
Ref: 01841269



Centrelink

Deducted from your Centrelink payments.

Learn more:
centrelink.gov.au

CRN: 555014543H
Ref: 01841269



Direct Debit

By application to council only, for more information please visit:
frankston.vic.gov.au



Mail

Attach cheque or money order to this portion of your notice and post to:

Frankston City Council
PO Box 490
Frankston 3199

Receipts not issued for mail payments



In Person

By cash, cheque, money order, EFTPOS or Credit Card (Visa or Mastercard).

Present this notice with payment at any Council Customer Service Centre.

Find your nearest location:
frankston.vic.gov.au

<580702+00000001841269>000087513+3111+79

Depreciation Schedule 2021

Guthrie & Andrew Superannuation Fund
 File no 999 630 284
 ABN 54 843 063 053

Client ref GUTHRSF

Asset Code	Description Start Date	Original Cost	Priv. Use%	Opening Adj. Value	Date	Additions Amt	Bal.Chrg.	Value	Depreciation Meth.	Rate%	Amount	Closing Adj. Val.
Group: 2 <u>Seaford</u>												
9	Split System Air Conditioner	2761			23/11/2020	2761	0	2761	D	20.00	333	2428
		2761		0		2761					333	2428
Sub-totals												
		2761		0		2761					333	2428

37500
 SEAFORD

Policy Renewal

THE TRUSTEE FOR GUTHRIE &
ANDREW SUPERANNUATION FUND
21 WELLS RD ROAD
BEAUMARIS VIC 3193

Date of Issue	2 September 2020
Policy Number	SPD013143218
Period of Insurance	6 October 2020 to 4.00pm 6 October 2021
Amount Payable	\$2,953.97
Due Date	6 October 2020

Page 1 of 1



Business Insurance

Dear Policy Holder,

Thank you for insuring your Business Insurance with AAMI. Your current policy expires at 4:00pm on 6 October 2020 and we would like to invite you to renew with us for a further 12 months.

Please find enclosed your Policy Schedule, a copy of our Product Disclosure Statement (PDS) and Supplementary Product Disclosure Statements (SPDS) (if any). These documents form part of your contract of insurance with us and should be read carefully to understand what your policy covers including the conditions, limits and exclusions that apply.

AAMI now relies on Duty of Disclosure. It is important to review the information in your Policy Schedule and read your Duty of Disclosure. If any details shown are incorrect, or there is other information you need to tell us, please call 13 22 44.

Please pay the amount payable by the due date to ensure you remain covered. If you have any questions about your insurance please call 13 22 44.

Take Care,
The AAMI Team

Policy Type

AAMI Business Insurance

Business Description

Property Owner Of Multi Tenancy Commercial Building

Base Premium	\$2,441.30
GST	\$244.13
Stamp Duty	\$268.54
Total Premium	\$2,953.97

Tax Invoice

This notice becomes a tax invoice/receipt upon payment. Please retain a copy for your records.

Insurance issued by AAI Limited ABN 48 005 297 807 AFSL No. 230859 trading as AAMI Business.



Payment Options



Internet: By AAMI ePay, visit aami.com.au



By Mail: Send this payment slip with your cheque made payable to: AAMI GPO Box 2470, Adelaide SA 5001



In Person: At any Post Office in Australia



Direct Debit: Call 13 22 44 to arrange payment by monthly instalments.



Bill Code: 94318
Ref: 06640013143218

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

Total Amount Payable **\$2,953.97**

Due Date **6 October 2020**

Reference Number **06640013143218**

POST billpay



*2490 06102020 SPD013143218

Once payment is made this document is a Tax Invoice for GST, enabling you to claim input tax credits if applicable to your business.

Policy Schedule

Date of Issue 2 September 2020

Policy Number SPD013143218

Page 1 of 6

THE TRUSTEE FOR GUTHRIE &
ANDREW SUPERANNUATION FUND
21 WELLS RD ROAD
BEAUMARIS VIC 3193



Business Insurance

Policy Schedule

This schedule is to be read in conjunction with your Product Disclosure Statement and Policy Wording. Please read and check all the information is correct and complete.

If you have any questions, please call us on 13 22 44.

Insured Details

Insured	The Trustee For Guthrie & Andrew Superannuation Fund ABN 54 843 063 053
Period of Insurance	6 October 2020 to 4:00pm 6 October 2021
Address	37 Armstrongs Road Seaford VIC
Postcode	3198
Phone	0409558886
Business Description	Property Owner Of Multi Tenancy Commercial Building
Interested Parties	Details available under applicable policy section



Cover has been provided on the basis of the following information which you have provided us. Please check that the details are correct and advise us of any amendments.

- You have advised us that director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy had claims or insurable events occur in the last 3 years.
- You have advised us that no director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy has been bankrupt, or has been involved in a business that has been in receivership or liquidation, in the last 5 years.
- You have advised us that no director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy have been convicted of a criminal offence.
- You have advised us that no director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy has had insurance cancelled, has been refused insurance or had a policy declined in the last 5 years.



Stamp duty exemption

From 1 January 2018, due to changes by the NSW State Government, some general insurance policies for small businesses can be exempt from stamp duty. For more information, visit revenue.nsw.gov.au or seek independent tax advice. To receive the exemption, please visit aami.com.au/stampdutyexemption to submit a written declaration.

Your Cover

Premises address (1)

37 Armstrongs Road
Seaford VIC 3198

What you have told us

Business description:	Cafe (Unlicenced with No Deep Frying)	
The construction type of your building is made up of:	External walls:	Brick/Stone
	Floor:	Concrete/Brick
	Roof:	Iron/Steel/Aluminium
The security of your building consists of:	Locks or Swipecards with local alarm	
The location of your building is:	Street fronted property in retail area (not shopping centre)	
Does the building have sprinklers?	No	

Property Damage

	Insured Amount
Buildings	\$609,795
Contents	Not Insured
Stock	Not Insured
Reinstatement or Replacement	Y
Indemnity	N
Index Linked	Y

Your Excess \$500

You have told us that:

What percentage of the overall surface area of the internal building (including cool rooms, refrigerator or linings) comprise EPS, PIR or Sandwich panelling?	1%- 10%
Your policy will include additional cover under the fire section, please see your schedule for details.	Yes



Endorsement

Additional Cover for Property Damage

This endorsement applies only to the Property Damage Policy Section of your policy.

Full Value Accidental Damage

You have insured this premises for 'Accidental Damage' up to the insured amount for buildings, contents, stock and specified items

The following Extra Covers will added to the Property Damage Policy Section:

- **Franchise refurbishment Contribution**

What we cover

If we agree to pay a claim for damage to your **building** or **contents** that is a direct result of an event covered under this Policy section, we will pay up to 15% of the **sum insured** for **buildings** or **contents** for any additional and reasonable costs incurred by you in respect of bringing forward any scheduled refurbishment costs in order to comply with your franchise agreement conditions.

This Additional benefit does not operate to increase your **insured amount** for **Building** or **contents** for the purposes of calculating the application of any Extra cover, Additional benefit or Policy Section Condition 1 – Underinsurance.

We will not pay more than the increased fit-out costs which are actually incurred by you as a direct result of an event.

We will not increase the **insured amount** to pay for **damage** to any property.

Any cover given under this Extra cover shall not accumulate with Extra cover 7 – Environmental upgrade, Extra cover 8 – Catastrophe inflation or the Additional benefit – Shopping centre fit-out contribution, of this Policy Section.

What we exclude

We will not pay any claim under this Extra Cover if you choose not to rebuild the **buildings** (or any part of them) or repair or replace **contents** at the **premises** shown in your policy schedule.

- **Shopping Centre fit-out contribution**

What we cover

If we agree to pay a claim for **damage** to your **building** or fixtures and fittings that is a direct result of an event covered under this Policy section, we will pay up to 15% of the **sum insured** for **buildings** for any additional and reasonable costs incurred by you in respect of bringing forward any scheduled refurbishment costs in order to comply with your lease agreement conditions.

This Additional benefit does not operate to increase your **total declared value** for the purposes of calculating the application of any Extra cover, Additional benefit or Policy Section Condition 1 – Underinsurance.

We will not pay more than the increased fit-out and refurbishment costs which are actually incurred by you as a direct result of an event.

We will not increase the **sum insured** to pay for **damage** to any property.

Any cover given under this Extra cover shall not accumulate with Extra cover 7 - Environmental upgrade, Extra cover 8 – Catastrophe inflation or the Additional benefit – Franchise refurbishment contribution.



What we exclude

We will not pay any claim under this Extra cover if you choose not to refit the building or fixtures and fittings (or any part of them) at the premises shown in your policy schedule.

The following Additional Benefit is added to the Property Damage Policy section

- **External Storage of Stock at the Premises**

What we cover

We will pay up to 15% of the 'Stock' sum insured for loss or damage to stock during the period of insurance caused by an insured event if your stock is temporarily stored in a secure room or location within the boundaries of the building at which the premises are located.

Premium	Base Premium	GST	Stamp Duty	Total
	\$2,109.57	\$210.96	\$232.05	\$2,552.58
Theft				Not Insured
Glass				Not Insured
Money				Not Insured
Back in Business				Not Insured
Public and Products Liability				
				Limit of Liability
Public Liability				\$5,000,000
Products Liability				\$5,000,000
Property in Your Custody or Control				\$250,000
Your Excess				
Public Liability				\$500
Products Liability				\$500
Interested Party				
SECURE FUNDING PTY LTD				First Mortgagee
Premium	Base Premium	GST	Stamp Duty	Total
	\$331.73	\$33.17	\$36.49	\$401.39
Management Liability				Not Insured
Portable and Valuable Items				Not Insured
Equipment Breakdown				Not Insured
Tax Probe				Not Insured
Commercial Motor				Not Insured



Goods in Transit

Not Insured

Policy Endorsements

Cover has been provided on the basis of the following which you have provided us.

You have told us that:

Do you have a pending Development Application, or are you planning on lodging a Development Application in the coming 12 months?	No
Do any of your tenants undertake cooking using wok's or deep frying equipment?	No
If your building is more than 30 years old, has it been rewired or checked for electrical safety by a certified electrician in the last 5 years?	Yes



Guthrie & Andrew Superannuation Fund

Client ref

GUTHRSF

File no 999 630 284

ABN 54 843 063 053

Capital Works Expenses schedule

Asset Code	Description Commenced Date Accum Write-off	Write-Off Start Date	Cost	Opening WDV	Rate	Amount	Closing WDV
1	Gates - Seaford 01/12/2018 36		546	524	2.500	14	510
2	Electrical Works - Glenroy 24/08/2018 618		10142	9778	2.500	254	9524
3	Fencing - Glenroy 27/11/2018 287		4720	4551	2.500	118	4433
4	Flooring - Glenroy 26/06/2018 387		6353	6125	2.500	159	5966
5	Kitchen & Bathroom Reno- Glenroy 18/11/2018 446		7305	7042	2.500	183	6859
6	Painting - Glenroy 01/10/2018 352		5770	5562	2.500	144	5418
7	Plastering - Glenroy 26/10/2018 365		6000	5785	2.500	150	5635
8	Plumbing Works - Glenroy 13/10/2018 38		619	596	2.500	15	581
9	Stump Repairs - Glenroy 17/09/2018 710		11650	11231	2.500	291	10940
10	Various Repairs - Glenroy 21/09/2018 528		8663	8352	2.500	217	8135
11	Cladding - Glenroy 21/09/2018 161		2300	2197	2.500	58	2139
12	Switchboard - Seaford 23/09/2020 21	23/09/2020	1078	1078	2.500	21	1057
Totals			65146			1624	61197

PER TAX REC
14 + 21 = 35

Client Name	Guthrie & Andrew Super Fund		Year ended 30 June 2021		
			Prepared by	AN	
			Date prepared	13/4/2021	
Rental Property Type	Commercial				
Rental Property Address	396 Nepean Hwy Chelsea 3196				
Rental Period	start date	end date			
	1/7/2020	30/6/2021	365 total days		
	Agent Annual Statement	Other	Total	Prior Year	Variance
					Notes
Income					
Rent Received	20,563.94		20,564	22,000	-1,436
Other income	3,190.79		3,191	3,076	115
enter details					
Total Income	23,754.73	0	23,755	25,076	-1,321
Expenses (ITR order)					
Advertising			0	0	0
Body Corp fees			0	0	0
Borrowing exps (per ITR) <i>Tax Rec</i>		949	949	949	0
Cleaning			0		0
Council rates	1,091		1,091	1,559	-468
Depreciation (per ITR schedule)			0		0
Gardening			0		0
Insurance	1,156		1,156		1,156
Interest on loans		14,386	14,386	15,261	-875
Land Tax			0	1,731	-1,731
Legal fees			0		0
Pest Control			0		0
Property agent fees	1,107		1,107	1,210	-103
Repairs & Maintenance		650	650		650
Capital Works (per ITR schedule)			0		0
Capital Works (per BMT schedule) <i>Tax Rec</i>		2,151	2,151	2,982	
Stationery, telephone & postage			0		0
Travel expenses			0		0
enter details					
Water charges	943		943	1,301	-358
Sundry Rental expenses		0	0	0	0
enter details					
enter details					
enter details					
Total Expenses	4,298	18,136	22,433	24,993	-2,560
Net Rental	19,457		1,321	83	1,238
Net Rental (per ITR)			1,321		
variance - should be \$0			0		

22433
 - 949 } Tax Rec
 - 2151 }
 - 14386 } 37901

 4947 +/- Bal.

(w) 03 9772 5333
 raywhitechelsea.com.au
 chelsea.vic@raywhite.com
 394-395 Nepean Highway
 Chelsea VIC 3196
 ABN: 97 004 838 368



Ray White Chelsea

Folio Summary

Guthrie & Andrew Pty Ltd - ATF Guthrie & Andrew Super Fund Pty Ltd
 ATF Guthrie & Andrew Super Fund Pty Ltd
 21 Wells Road
 Beaumaris VIC 3193

Folio: OWN04365
 From: 1/07/2020
 To: 30/06/2021
 Created: 1/07/2021

Money In	Money Out	Balance
\$23,754.73	\$4,297.52	\$19,457.21

Account	Included Tax	Money Out	Money In
396 Nepean Highway, CHELSEA VIC			
Jul 2020			
Rent			\$3,666.66
Management Fees	\$18.34	\$201.66	
		<u>\$201.66</u>	<u>\$3,666.66</u>
Aug 2020			
Rent			\$1,833.33
Management Fees	\$9.17	\$100.83	
		<u>\$100.83</u>	<u>\$1,833.33</u>
Sep 2020			
Outgoings Recovered - Water Usage	\$29.18		\$320.95
Water Rates		\$320.95	
		<u>\$320.95</u>	<u>\$320.95</u>
Oct 2020			
Rent			\$3,116.66
Outgoings Recovered - Rates			\$363.83
Council Rates		\$363.83	
Management Fees	\$15.58	\$171.42	
		<u>\$535.25</u>	<u>\$3,480.49</u>
Nov 2020			
Rent			\$1,597.25
OUTGOINGS RECOVERABLE			\$1,156.06
Outgoings Recovered - Rates			\$363.80
Council Rates		\$363.80	
		<u>\$363.80</u>	<u>\$3,117.11</u>
Dec 2020			
Outgoings Recovered - Water Usage			\$150.15
Water Rates		\$150.15	
Insurance Premiums	\$105.10	\$1,156.06	
Management Fees	\$7.98	\$87.85	
		<u>\$1,394.06</u>	<u>\$150.15</u>
Jan 2021			
Rent			\$3,666.66
Outgoings Recovered - Rates			\$363.80
Council Rates		\$363.80	
Management Fees	\$18.32	\$201.66	
		<u>\$565.46</u>	<u>\$4,030.46</u>
Mar 2021			
Rent			\$1,833.33
Rent (with tax)	\$166.67		\$1,833.35
Outgoings Recovered - Water Usage			\$238.60

Account	Included Tax	Money Out	Money In
Water Rates		\$238.60	
Management Fees	\$9.16	\$100.83	
		<u>\$339.43</u>	<u>\$3,905.28</u>
Apr 2021			
Management Fees	\$8.33	\$91.66	
		<u>\$91.66</u>	<u>\$0.00</u>
May 2021			
Rent (with tax)	\$166.67		\$1,833.35
Management Fees	\$8.33	\$91.66	
		<u>\$91.66</u>	<u>\$1,833.35</u>
Jun 2021			
Rent (with tax)	\$107.58		\$1,183.35
Outgoings Recovered - Water Usage			\$233.60
Water Rates		\$233.60	
Management Fees	\$5.38	\$59.16	
		<u>\$292.76</u>	<u>\$1,416.95</u>
Subtotal		<u>\$4,297.52</u>	<u>\$23,754.73</u>

Account Transactions

No transactions

Total

\$4,297.52

\$23,754.73

Total Tax on Money Out: \$205.69

Total Tax on Money In: \$470.10

37500
396 NEPEAN
RTM



TAX INVOICE

jacina.goh@raywhite.com

Invoice Date
23 Mar 2021

James Kelsall
Attention: James Kelsall
Dandenong north
MELBOURNE VIC 3175
AUSTRALIA

Invoice Number
INV-0010

Reference
bulkhead plaster repair

ABN
38 990 979 063

Item	Description	Quantity	Unit Price	GST	Amount AUD
	21 mar 2021	1.00	591.00	10%	591.00
	-water damage bulkhead moulded on all 5 corners to remove and install new plasterboard				
	22 mar 2021				
	sanding of all new plaster patch on bulkhead				
Subtotal					591.00
TOTAL GST 10%					59.10
TOTAL AUD					650.10

Due Date: 23 Mar 2021
WESTPAC
BSB: 733-084
ACC: 780320
JAMES KELSALL

PAYMENT ADVICE

To: James Kelsall
Attention: James Kelsall
Dandenong north
MELBOURNE VIC 3175
AUSTRALIA

Customer jacina.goh@raywhite.com
Invoice Number INV-0010
Amount Due 650.10
Due Date 23 Mar 2021

Amount Enclosed _____

Enter the amount you are paying above

Capital Allowance and Tax Depreciation Schedule summary

Total deductions - 40 year forecast

The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
10-Oct-17 to 30-Jun-18	3,599	1,748	1-Jul-38 to 30-Jun-39	80	80
1-Jul-18 to 30-Jun-19	4,402	1,832	1-Jul-39 to 30-Jun-40	80	80
1-Jul-19 to 30-Jun-20	2,982	1,832	1-Jul-40 to 30-Jun-41	80	80
1-Jul-20 to 30-Jun-21	2,151	1,832	1-Jul-41 to 30-Jun-42	80	80
1-Jul-21 to 30-Jun-22	1,731	1,832	1-Jul-42 to 30-Jun-43	80	80
1-Jul-22 to 30-Jun-23	1,351	1,470	1-Jul-43 to 30-Jun-44	80	80
1-Jul-23 to 30-Jun-24	939	1,314	1-Jul-44 to 30-Jun-45	80	80
1-Jul-24 to 30-Jun-25	676	1,308	1-Jul-45 to 30-Jun-46	80	80
1-Jul-25 to 30-Jun-26	515	1,158	1-Jul-46 to 30-Jun-47	80	80
1-Jul-26 to 30-Jun-27	415	1,102	1-Jul-47 to 30-Jun-48	80	80
1-Jul-27 to 30-Jun-28	351	809	1-Jul-48 to 30-Jun-49	80	80
1-Jul-28 to 30-Jun-29	310	692	1-Jul-49 to 30-Jun-50	80	80
1-Jul-29 to 30-Jun-30	287	692	1-Jul-50 to 30-Jun-51	80	80
1-Jul-30 to 30-Jun-31	271	692	1-Jul-51 to 30-Jun-52	80	80
1-Jul-31 to 30-Jun-32	263	692	1-Jul-52 to 30-Jun-53	80	80
1-Jul-32 to 30-Jun-33	255	529	1-Jul-53 to 30-Jun-54	80	80
1-Jul-33 to 30-Jun-34	251	472	1-Jul-54 to 30-Jun-55	80	80
1-Jul-34 to 30-Jun-35	248	472	1-Jul-55 to 30-Jun-56	22	22
1-Jul-35 to 30-Jun-36	248	472	1-Jul-56 to 30-Jun-57	0	0
1-Jul-36 to 30-Jun-37	245	472	1-Jul-57 to 30-Jun-58	0	0
1-Jul-37 to 30-Jun-38	93	161	Total	22,965	22,965

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

Guthrie & Andrew Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Paid (37900)					
<u>Interest Paid (37900)</u>					
31/12/2020	INTEREST CHARGED CA INTEREST SUPER FUND		2.48		2.48 DR
29/01/2021	INTEREST CHARGED CA INTEREST SUPER FUND		0.42		2.90 DR
			2.90		2.90 DR

Total Debits: 2.90**Total Credits: 0.00**

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Melissa Guthrie
21 Wells Road
BEAUMARIS VIC 3193

Borrowers/Guarantors		Loan Account Number:	2668220
Guthrie & Andrew Superannuation Fund			
Melissa Maree Guthrie			
Rohan Graham Andrew			
Start Date:	1 July 2020	End Date:	30 June 2021
Opening Rate:	6.26%	Closing Rate:	6.26%
Monthly Repayment:	\$1,512.13	Account Status:	Current
Default Rate (if applicable):	12.26%	Payment Frequency:	Monthly
BPAY Biller Code:	64956	BPAY CRN:	26682203

Account Summary as at 30 June 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$232,079.03		\$14,385.73		\$360.00		\$18,950.52		\$227,874.24

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

37901

37 ARMSTRONGS SEAFER

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Melissa Guthrie
21 Wells Road
BEAUMARIS VIC 3193

Borrowers/Guarantors
Guthrie & Andrew Superannuation Fund
Melissa Maree Guthrie
Rohan Graham Andrew

Loan Account Number: 2668354

Start Date: 1 July 2020 **End Date:** 30 June 2021
Opening Rate: 6.26% **Closing Rate:** 6.26%
Monthly Repayment: \$2,067.67 **Account Status:** Current
Default Rate (if applicable): 12.26% **Payment Frequency:** Monthly
BPAY Biller Code: 64956 **BPAY CRN:** 26683540

Account Summary as at 30 June 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$319,111.32		\$19,779.05		\$360.00		\$25,921.08		\$313,329.29

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

37901
GLENROY

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Melissa Guthrie
21 Wells Road
BEAUMARIS VIC 3193

Borrowers/Guarantors
Guthrie & Andrew Superannuation Fund
Melissa Maree Guthrie
Rohan Graham Andrew

Loan Account Number: 2823909

Start Date: 1 July 2020 **End Date:** 30 June 2021
Opening Rate: 5.70% **Closing Rate:** 5.70%
Monthly Repayment: \$3,544.20 **Account Status:** Current
Default Rate (if applicable): 7.70% **Payment Frequency:** Monthly
BPAY Biller Code: 64956 **BPAY CRN:** 28239093

Account Summary as at 30 June 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$592,992.72		\$33,467.62		\$3,908.21		\$48,271.73		\$582,096.82

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.



Superannuation

Annual Statement

1 July 2020 to 30 June 2021

Life Insured	: Rohan Andrew	Commencement date	: 10/01/2018
Policy number	: 1708533		
Adviser	: Rueben Larsen		
Adviser number	: 64277		
Policy Owner	: Guthrie & Andrew Superannuation Fund		
Issuer	: TAL Life Limited		
AFSL	: 237848	ABN	: 70 050 109 450

Insurance Benefits as at 30 June 2021

Rohan Andrew's Benefits	\$
Death Sum Insured	1157625.00

Summary

	\$
Withdrawal Value as at 01/07/2020	0.00
Total Premiums and Rollovers	1749.55
Total Insurance Premiums	(1749.55)
Withdrawal Value as at 30/06/2021	0.00
Total Policy Fees (included in total insurance premiums paid)	0.00

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	: Melissa Guthrie	Commencement date	: 24/08/2017
Policy number	: 1708520		
Adviser	: Rueben Larsen		
Adviser number	: 64277		
Policy Owner	: Guthrie & Andrew Superannuation Fund		
Issuer	: TAL Life Limited		
AFSL	: 237848	ABN	: 70 050 109 450

Insurance Benefits as at 30 June 2021

Melissa Guthrie's Benefits	\$
Death Sum Insured	1157625.00
Total and Permanent Disablement Sum Insured	926100.00

Summary

	\$
Withdrawal Value as at 01/07/2020	0.00
Total Premiums and Rollovers	2609.42
Total Insurance Premiums	(2609.42)
Withdrawal Value as at 30/06/2021	0.00
Total Policy Fees (included in total insurance premiums paid)	88.99

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



Date Created: Apr 01, 2022 1:03:24 PM

Transaction Listing**Account Balance Summary**

Opening Balance	\$6,858.05 CR
Total Credits	\$52,653.37
Total Debits	\$37,231.24
Closing Balance	\$22,280.18 CR

Transaction Listing starts**01 July 2020****Transaction Listing ends****30 June 2021****Account Details**

Account Type	Savings
BSB Number	083-266
Account Number	77-641-4243

Transaction Details

Date	Particulars	Debits	Credits	Balance
13 Jul 20	ONLINE H1349966338 TOP UP SUPER FUND	\$150.00		\$6,708.05 CR
10 Aug 20	ONLINE Y9714665196 LIBERTY TOP UP SUPER FUND	\$2,558.28		\$4,149.77 CR
10 Sep 20	ONLINE X9528998857 LIBERTY TOP UP SUPER FUND	\$3,713.21		\$436.56 CR
15 Sep 20	ONLINE W2104976689 SUPERANN M GUTHRIE TUGREG PL		\$25,000.00	\$25,436.56 CR
30 Sep 20	INTEREST CA INTEREST SUPER FUND		\$4.28	\$25,440.84 CR
09 Oct 20	ONLINE B7392966599 LIBERTY TOP UP SUPER FUND	\$2,783.20		\$22,657.64 CR
26 Oct 20	ONLINE B0792427604 MORELAND RATES SUPER FUND	\$1,220.91		\$21,436.73 CR
30 Oct 20	INTEREST CA INTEREST SUPER FUND		\$7.86	\$21,444.59 CR
09 Nov 20	ONLINE D4020254271 LIBERTY TOP UP SUPER FUND	\$1,579.21		\$19,865.38 CR
10 Nov 20	ONLINE B8479938936 LIBERTY TOP UP SUPER FUND	\$3,300.00		\$16,565.38 CR
20 Nov 20	WHEN YOUR BALANCE IS \$10,000 OR MORE		\$0.00	\$16,565.38 CR
20 Nov 20	AS AT 20/11/2020 YOUR VARIABLE CR INTEREST RATE IS 0.260%		\$0.00	\$16,565.38 CR
30 Nov 20	INTEREST CA INTEREST SUPER FUND		\$5.67	\$16,571.05 CR
14 Dec 20	ONLINE E0218958874 LIBERTY TOP UP SUPER FUND	\$4,000.00		\$12,571.05 CR
31 Dec 20	INTEREST CA INTEREST SUPER FUND		\$3.17	\$12,574.22 CR
04 Jan 21	WHEN YOUR BALANCE IS \$10,000 OR MORE		\$0.00	\$12,574.22 CR
04 Jan 21	AS AT 04/01/2021 YOUR VARIABLE CR INTEREST RATE IS 0.260%		\$0.00	\$12,574.22 CR
08 Jan 21	ONLINE W8642444771 LIBERTY TOP UP SUPER FUND	\$1,200.10		\$11,374.12 CR
15 Jan 21	ONLINE H3862204721 TAL INSURANCE SUPER FUND	\$605.80		\$10,768.32 CR
29 Jan 21	INTEREST CA INTEREST SUPER FUND		\$2.35	\$10,770.67 CR
29 Jan 21	AS AT 29/01/2021 YOUR VARIABLE CR INTEREST RATE IS 0.150%		\$0.00	\$10,770.67 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.

Transaction Details

Date	Particulars	Debits	Credits	Balance
29 Jan 21	WHEN YOUR BALANCE IS \$10,000 OR MORE		\$0.00	\$10,770.67 CR
26 Feb 21	INTEREST CA INTEREST SUPER FUND		\$1.24	\$10,771.91 CR
09 Mar 21	AS AT 09/03/2021 YOUR VARIABLE CR INTEREST RATE IS 0.150%		\$0.00	\$10,771.91 CR
09 Mar 21	WHEN YOUR BALANCE IS \$10,000 OR MORE		\$0.00	\$10,771.91 CR
09 Mar 21	ONLINE N1082248286 LIBERTY TOP UP SUPER FUND	\$4,704.93		\$6,066.98 CR
10 Mar 21	WHEN YOUR BALANCE IS \$10,000 OR MORE		\$0.00	\$6,066.98 CR
10 Mar 21	AS AT 10/03/2021 YOUR VARIABLE CR INTEREST RATE IS 0.010%		\$0.00	\$6,066.98 CR
31 Mar 21	INTEREST CA INTEREST SUPER FUND		\$0.48	\$6,067.46 CR
09 Apr 21	ONLINE H8119948757 LIBERTY TOP UP SUPER FUND	\$2,895.00		\$3,172.46 CR
12 May 21	ONLINE V3515417206 LIBERTY TOP UP SUPER FUND	\$2,982.00		\$190.46 CR
20 May 21	ATO007000014411078 ATO GUTHRIE & ANDREW		\$2,628.30	\$2,818.76 CR
20 May 21	ONLINE N3532244031 TRANSFER SUPER FUND	\$2,818.00		\$0.76 CR
24 Jun 21	ATO003000014862966 ATO GUTHRIE & ANDREW		\$24,999.99	\$25,000.75 CR
28 Jun 21	ONLINE G3524635903 RETURN OF LOAN SUPER FUND	\$2,720.60		\$22,280.15 CR
30 Jun 21	INTEREST CA INTEREST SUPER FUND		\$0.03	\$22,280.18 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.



Date Created: Apr 01, 2022 1:06:40 PM

Transaction Listing**Account Balance Summary**

Opening Balance	\$4,379.15 CR
Total Credits	\$120,324.27
Total Debits	\$122,039.17
Closing Balance	\$2,664.25 CR

Transaction Listing starts**01 July 2020****Transaction Listing ends****30 June 2021****Account Details**

Account Type	Transaction Account
BSB Number	083-266
Account Number	77-631-9457

Transaction Details

Date	Particulars	Debits	Credits	Balance
02 Jul 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$1,144.55	\$5,523.70 CR
03 Jul 20	WATER112 MELBOURNE OUTLOOK		\$50.83	\$5,574.53 CR
06 Jul 20	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$3,414.44 CR
07 Jul 20	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,732.50	\$5,146.94 CR
09 Jul 20	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$3,567.73 CR
10 Jul 20	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$145.48 DR
13 Jul 20	ONLINE H1349966338 TOP UP SUPER FUND		\$150.00	\$4.52 CR
14 Jul 20	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.58	\$1,100.10 CR
17 Jul 20	RENT 112 MELBOURNE OUTLOOK		\$1,652.05	\$2,752.15 CR
20 Jul 20	RENT 112 MELBOURNE OUTLOOK		\$1,444.95	\$4,197.10 CR
28 Jul 20	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,732.50	\$5,929.60 CR
29 Jul 20	INTERNET BPAY TAX OFFICE PAYMENTS 4548430630536060	\$1,663.00		\$4,266.60 CR
06 Aug 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$627.63	\$4,894.23 CR
06 Aug 20	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$2,734.14 CR
07 Aug 20	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$1,154.93 CR
10 Aug 20	ONLINE Y9714665196 LIBERTY TOP UP SUPER FUND		\$2,558.28	\$3,713.21 CR
10 Aug 20	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$0.00 CR
14 Aug 20	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.58	\$1,095.58 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.

Transaction Details

Date	Particulars	Debits	Credits	Balance
17 Aug 20	RENT 112 MELBOURNE OUTLOOK		\$1,652.05	\$2,747.63 CR
20 Aug 20	RENT 112 MELBOURNE OUTLOOK		\$1,444.95	\$4,192.58 CR
24 Aug 20	1708520-A8413994 TAL LIFE LIMITED GUTHRIE & ANDREW	\$2,609.42		\$1,583.16 CR
28 Aug 20	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,732.50	\$3,315.66 CR
03 Sep 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$580.61	\$3,896.27 CR
04 Sep 20	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$1,736.18 CR
09 Sep 20	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$156.97 CR
10 Sep 20	ONLINE X9528998857 LIBERTY TOP UP SUPER FUND		\$3,713.21	\$3,870.18 CR
10 Sep 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$117.99	\$3,988.17 CR
10 Sep 20	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$274.96 CR
15 Sep 20	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.58	\$1,370.54 CR
16 Sep 20	INTERNET TRANSFER 30679GUTHRSF	\$220.00		\$1,150.54 CR
16 Sep 20	HOLLAR2779423109 HOLLARD INSURANC MELISSA GUTHRIE	\$1,069.74		\$80.80 CR
17 Sep 20	RENT 112 MELBOURNE OUTLOOK		\$1,149.19	\$1,229.99 CR
21 Sep 20	WATER112 MELBOURNE OUTLOOK		\$64.35	\$1,294.34 CR
22 Sep 20	RENT 112 MELBOURNE OUTLOOK		\$1,444.95	\$2,739.29 CR
23 Sep 20	INTERNET TRANSFER INV 2869	\$1,078.00		\$1,661.29 CR
24 Sep 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$390.85	\$2,052.14 CR
02 Oct 20	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,472.62	\$3,524.76 CR
06 Oct 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$1,144.55	\$4,669.31 CR
06 Oct 20	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$2,509.22 CR
09 Oct 20	ONLINE B7392966599 LIBERTY TOP UP SUPER FUND		\$2,783.20	\$5,292.42 CR
09 Oct 20	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$3,713.21 CR
09 Oct 20	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$0.00 CR
16 Oct 20	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.58	\$1,095.58 CR
19 Oct 20	RENT 112 MELBOURNE OUTLOOK		\$1,652.05	\$2,747.63 CR
21 Oct 20	RENT 112 MELBOURNE OUTLOOK		\$1,444.95	\$4,192.58 CR
23 Oct 20	INTERNET BPAY ASIC 2296212990362	\$273.00		\$3,919.58 CR
26 Oct 20	ONLINE B0792427604 MORELAND RATES SUPER FUND		\$1,220.91	\$5,140.49 CR
26 Oct 20	INTERNET BPAY MORELAND COUNCIL 1525885	\$1,220.91		\$3,919.58 CR
26 Oct 20	INTERNET BPAY AAMI BUSINESS INSUR 06640013143218	\$2,953.97		\$965.61 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.

Transaction Details

Date	Particulars	Debits	Credits	Balance
30 Oct 20	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,472.62	\$2,438.23 CR
04 Nov 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$734.55	\$3,172.78 CR
04 Nov 20	INTERNET BPAY TAX OFFICE PAYMENTS 4548430630536060	\$506.00		\$2,666.78 CR
06 Nov 20	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$506.69 CR
09 Nov 20	ONLINE D4020254271 LIBERTY TOP UP SUPER FUND		\$1,579.21	\$2,085.90 CR
09 Nov 20	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$506.69 CR
10 Nov 20	ONLINE B8479938936 LIBERTY TOP UP SUPER FUND		\$3,300.00	\$3,806.69 CR
10 Nov 20	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$93.48 CR
16 Nov 20	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.58	\$1,189.06 CR
17 Nov 20	RENT 112 MELBOURNE OUTLOOK		\$1,652.05	\$2,841.11 CR
17 Nov 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$216.75	\$3,057.86 CR
23 Nov 20	RENT 112 MELBOURNE OUTLOOK		\$1,444.95	\$4,502.81 CR
24 Nov 20	INTERNET TRANSFER INV-2928	\$2,761.00		\$1,741.81 CR
30 Nov 20	INTERNET BPAY MORELAND COUNCIL 1525885	\$608.00		\$1,133.81 CR
01 Dec 20	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,509.40	\$2,643.21 CR
03 Dec 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$1,144.55	\$3,787.76 CR
04 Dec 20	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$1,627.67 CR
09 Dec 20	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$48.46 CR
10 Dec 20	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$155.25	\$203.71 CR
10 Dec 20	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$3,509.50 DR
14 Dec 20	ONLINE E0218958874 LIBERTY TOP UP SUPER FUND		\$4,000.00	\$490.50 CR
15 Dec 20	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.58	\$1,586.08 CR
17 Dec 20	RENT 112 MELBOURNE OUTLOOK		\$1,406.24	\$2,992.32 CR
22 Dec 20	RENT 112 MELBOURNE OUTLOOK		\$1,529.27	\$4,521.59 CR
31 Dec 20	INTEREST CHARGED CA INTEREST SUPER FUND	\$2.48		\$4,519.11 CR
05 Jan 21	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,732.50	\$6,251.61 CR
06 Jan 21	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$4,091.52 CR
08 Jan 21	ONLINE W8642444771 LIBERTY TOP UP SUPER FUND		\$1,200.10	\$5,291.62 CR
08 Jan 21	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$1,144.55	\$6,436.17 CR
08 Jan 21	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$4,856.96 CR
08 Jan 21	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$1,143.75 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.

Transaction Details

Date	Particulars	Debits	Credits	Balance
11 Jan 21	1708533-B1299911 TAL LIFE LIMITED GUTHRIE & ANDREW	\$1,749.55		\$605.80 DR
15 Jan 21	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.59	\$489.79 CR
15 Jan 21	ONLINE H3862204721 TAL INSURANCE SUPER FUND		\$605.80	\$1,095.59 CR
22 Jan 21	RENT 112 MELBOURNE OUTLOOK		\$510.00	\$1,605.59 CR
25 Jan 21	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$2,782.98	\$4,388.57 CR
28 Jan 21	RENT 112 MELBOURNE OUTLOOK		\$1,652.05	\$6,040.62 CR
29 Jan 21	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,732.50	\$7,773.12 CR
29 Jan 21	INTEREST CHARGED CA INTEREST SUPER FUND	\$0.42		\$7,772.70 CR
02 Feb 21	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$1,122.00	\$8,894.70 CR
05 Feb 21	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$6,734.61 CR
09 Feb 21	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$5,155.40 CR
10 Feb 21	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$1,442.19 CR
15 Feb 21	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.59	\$2,537.78 CR
18 Feb 21	RENT 112 MELBOURNE OUTLOOK		\$1,652.15	\$4,189.93 CR
19 Feb 21	INTERNET TRANSFER 31653GUTHRSF	\$220.00		\$3,969.93 CR
01 Mar 21	INTERNET BPAY MORELAND COUNCIL 1525885	\$608.00		\$3,361.93 CR
02 Mar 21	CAMERONREMIT RENTAL TRUST ACC GUTHRIE & ANDREW		\$791.15	\$4,153.08 CR
03 Mar 21	INTERNET BPAY FRANKSTON COUNCIL 01841269	\$291.00		\$3,862.08 CR
03 Mar 21	INTERNET BPAY TAX OFFICE PAYMENTS 2009996302845921	\$506.50		\$3,355.58 CR
03 Mar 21	INTERNET BPAY MORELAND COUNCIL 1525885	\$608.00		\$2,747.58 CR
05 Mar 21	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$587.49 CR
09 Mar 21	ONLINE N1082248286 LIBERTY TOP UP SUPER FUND		\$4,704.93	\$5,292.42 CR
09 Mar 21	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$3,713.21 CR
10 Mar 21	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$0.00 CR
12 Mar 21	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,732.50	\$1,732.50 CR
12 Mar 21	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.59	\$2,828.09 CR
16 Mar 21	ARMS37 RENTAL TRUST ACC GUTHRIE & ANDREW		\$80.65	\$2,908.74 CR
17 Mar 21	RENT 112 MELBOURNE OUTLOOK		\$1,174.05	\$4,082.79 CR
19 Mar 21	INTERNET BPAY ASIC 2296169628080	\$55.00		\$4,027.79 CR
30 Mar 21	INTERNET TRANSFER INV 0010	\$650.10		\$3,377.69 CR
06 Apr 21	ARMS37 RENTAL TRUST ACC GUTHRIE & ANDREW		\$1,184.61	\$4,562.30 CR
06 Apr 21	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$2,402.21 CR
09 Apr 21	ONLINE H8119948757 LIBERTY TOP UP SUPER FUND		\$2,895.00	\$5,297.21 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.

Transaction Details

Date	Particulars	Debits	Credits	Balance
09 Apr 21	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$3,718.00 CR
09 Apr 21	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$4.79 CR
13 Apr 21	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$991.69	\$996.48 CR
14 Apr 21	RENT 112 MELBOURNE OUTLOOK		\$140.92	\$1,137.40 CR
16 Apr 21	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.59	\$2,232.99 CR
19 Apr 21	RENT 112 MELBOURNE OUTLOOK		\$1,652.05	\$3,885.04 CR
23 Apr 21	INTERNET BPAY TAX OFFICE PAYMENTS 4548430630536060	\$506.00		\$3,379.04 CR
23 Apr 21	INTERNET BPAY TAX OFFICE PAYMENTS 002009996302845921	\$779.15		\$2,599.89 CR
28 Apr 21	INTERNET BPAY TAX OFFICE PAYMENTS 4548430630536060	\$506.00		\$2,093.89 CR
03 May 21	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,741.69	\$3,835.58 CR
06 May 21	ARMS37 RENTAL TRUST ACC GUTHRIE & ANDREW		\$634.67	\$4,470.25 CR
06 May 21	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$2,310.16 CR
07 May 21	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$730.95 CR
10 May 21	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$2,982.26 DR
11 May 21	REVERSAL OF DEBIT SECURE FUNDING PTY L2823909		\$3,713.21	\$730.95 CR
11 May 21	ARMS37 RENTAL TRUST ACC GUTHRIE & ANDREW		\$519.69	\$1,250.64 CR
12 May 21	ONLINE V3515417206 LIBERTY TOP UP SUPER FUND		\$2,982.00	\$4,232.64 CR
13 May 21	INTERNET TRANSFER 2823909	\$3,713.21		\$519.43 CR
14 May 21	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.59	\$1,615.02 CR
17 May 21	RENT 112 MELBOURNE OUTLOOK		\$902.95	\$2,517.97 CR
20 May 21	ONLINE N3532244031 TRANSFER SUPER FUND		\$2,818.00	\$5,335.97 CR
20 May 21	INTERNET TRANSFER 32152GUTHRSF	\$715.00		\$4,620.97 CR
20 May 21	INTERNET TRANSFER 32176GUTHRSF	\$4,015.00		\$605.97 CR
03 Jun 21	ARMS37 RENTAL TRUST ACC GUTHRIE & ANDREW		\$1,013.91	\$1,619.88 CR
04 Jun 21	396 NEPEAN HIGHWAY RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,874.19	\$3,494.07 CR
04 Jun 21	ONLINE V4310434345 LOAN TO SUPER LIBE ROHAN		\$550.00	\$4,044.07 CR
04 Jun 21	2668354 SECURE FUNDING P GUTHRIE AND ANDR	\$2,160.09		\$1,883.98 CR
07 Jun 21	RENT 112 MELBOURNE OUTLOOK		\$1,237.85	\$3,121.83 CR
09 Jun 21	2668220 SECURE FUNDING P GUTHRIE & ANDREW	\$1,579.21		\$1,542.62 CR
10 Jun 21	ONLINE A0301615044 LOAN TO SUPER LIBE ROHAN		\$2,170.60	\$3,713.22 CR
10 Jun 21	2823909 SECURE FUNDING P GUTHRIE & ANDREW	\$3,713.21		\$0.01 CR
15 Jun 21	8 NEWTON LANE SEAF RAY WHITE CHELSE GUTHRIE & ANDREW		\$1,095.59	\$1,095.60 CR
17 Jun 21	RENT 112 MELBOURNE OUTLOOK		\$1,488.00	\$2,583.60 CR
17 Jun 21	ARMS37 RENTAL TRUST ACC GUTHRIE & ANDREW		\$80.65	\$2,664.25 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.

Transaction Details

Date	Particulars	Debits	Credits	Balance
28 Jun 21	ONLINE G3524635903 RETURN OF LOAN SUPER FUND		\$2,720.60	\$5,384.85 CR
28 Jun 21	ONLINE J3430254703 RETURN OF LOAN SF SUPER FUND	\$2,720.60		\$2,664.25 CR

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.

Wednesday, 6 April 2022

Ms Melissa Guthrie
21 Wells Road,
Beaumaris, Vic, 3193

Dear Melissa,

Reference: Market Appraisal – 112 Melbourne Ave, Glenroy, Vic, 3046

Thank you for contacting our office with regards to providing you with a market opinion on the potential sale price of the above-mentioned property.

Assessment

Based on limited comparable data we believe your property would represent good value in the range of \$900,000 to \$950,000. This figure or higher may only be attainable with a strong marketing campaign and in the current economic climate.

We hope this has been of assistance and please feel free to contact us with any queries.

Kind regards

MID RANGE \$ 925,000-

Onder Ozmetin

Onder Ozmetin CEA (REIV)
Director & Licensed Estate Agent
Mobile: 0416 069 319
Email: onder
Website: outlookproperty

77200
GLENROY
TITLE

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08779 FOLIO 869

Security no : 124077106100A
Produced 18/04/2019 02:30 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 084617.
PARENT TITLES :
Volume 08580 Folio 241 Volume 08730 Folio 059
Created by instrument LP084617 15/07/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GUTHRIE & ANDREW INVESTMENTS PTY LTD of 21 WELLS ROAD BEAUMARIS VIC 3193
AR437458T 10/09/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR437459R 10/09/2018
SECURE FUNDING PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP084617 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 112 MELBOURNE AVENUE GLENROY VIC 3046

ADMINISTRATIVE NOTICES

NIL

eCT Control 20402P LIBERTY FINANCIAL
Effective from 10/09/2018

DOCUMENT END

77250
CAPWORKS
Seaford



JCT Services

TAX INVOICE

Rohan Andrew
37 Armstrongs Rd
SEAFORD VIC 3198
AUSTRALIA

Invoice Date
23 Sep 2020

Invoice Number
INV-2869

Reference
37 Armstrongs Rd Seaford

ABN
50 324 356 552

JCT Services
Attention: Clinton Einsiedel
2 Enid Ct
HEATHERTON VIC 3202
AUSTRALIA
Ph: 0400 015 017

Description	Quantity	Unit Price	GST	Amount AUD
Supply and install of new switchboard and new RCD/CB's to all sub-circuits as quoted	1.00	980.00	10%	980.00
			Subtotal	980.00
			TOTAL GST 10%	98.00
			TOTAL AUD	1,078.00

Due Date: 30 Sep 2020

Electronic payment is much appreciated:

JCT Services
BSB: 033115
Account No: 235943

Please quote invoice number as reference

Thank you for your business!

77250
DKN
Seaford



JCT Services

TAX INVOICE

Rohan Andrew
37 Armstrongs Rd
SEAFORD VIC 3198
AUSTRALIA

Invoice Date
23 Nov 2020

Invoice Number
INV-2928

Reference
37 Armstrongs Rd Seaford

ABN
50 324 356 552

JCT Services
Attention: Clinton Einsiedel
2 Enid Ct
HEATHERTON VIC 3202
AUSTRALIA
Ph: 0400 015 017

Description	Quantity	Unit Price	GST	Amount AUD
Supply and install of new 7kw Split System in Cafe as quoted.	1.00	2,510.00	10%	2,510.00
			Subtotal	2,510.00
			TOTAL GST 10%	251.00
			TOTAL AUD	2,761.00

Due Date: 7 Dec 2020

Electronic payment is much appreciated;

JCT Services
BSB: 033115
Account No: 235943

Please quote invoice number as reference

Thank you for your business!

77250
SEAFORD
VALU
RayWhite.

26 April 2022

Melissa Guthrie ATF Guthrie and Andrew Super Fund
134 Kooyong Road
Caulfield North Vic 3161

To whom it may concern

RE: 37 Armstrongs Road and 8 Newton Lane Seaford Vic 3198

I, Ryan Amler, for and on behalf of Ray White Commercial, hereby wish to confirm that I have inspected the above mentioned property and it is of my opinion that the property is worth within the vicinity of \$700,000 - \$750,000.

Please note that this is my opinion only as the value of the above mentioned property based on current market values and not a Sworn Valuation.

For further assistance, please contact the undersigned.

Yours faithfully
RAY WHITE COMMERCIAL OAKLEIGH



RYAN AMLER
COMMERCIAL/INDUSTRIAL
SALES / LEASING MANAGER

MID RANGE
\$725,000

Register Search Statement - Volume 8766 Folio 386

71250 BEAKERD
37 Am...
R. Seifert

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08766 FOLIO 386

Security no : 124077108941M
Produced 18/04/2019 03:40 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 044912.
PARENT TITLE Volume 08501 Folio 080
Created by instrument D296675 22/01/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GUTHRIE & ANDREW INVESTMENTS PTY LTD of 21 WELLS ROAD BEAUMARIS VIC 3193
AQ333209E 10/10/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ333210V 10/10/2017
SECURE FUNDING PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP044912 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 18/04/2019, for Order Number 56545457. Your reference: Guthrie.

77250
CHELSEA VALUE



22 February 2021

Guthrie & Andrews Investments Pty Ltd
21 Wells Road
BEAUMARIS VIC 3193

Dear Melissa & Rohan,

Re: Market Appraisal
Ppty: 396 Nepean Highway Chelsea

We thank you for the opportunity of providing you with an updated market appraisal for the above property.

When appraising properties we carefully take into consideration the following factors:

1. The property's attributes & presentation
2. Current market conditions and rental returns
3. Surrounding environment

Based on the above information we believe that the probable market value for the property would be \$450,000 to \$495,000.

MID RANGE 472,500

If we can be of further assistance to you, please do not hesitate to contact me at the office.

Yours Faithfully

RAY WHITE CHELSEA

PAUL SANSOM

Senior Commercial Property Manager

We would remind you that this is not a sworn valuation and neither can it be used as such. This assessment is for the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this letter

Ray White Chelsea
394-395 Nepean Highway
Chelsea, VIC, 3196
03 9772 5333
03 9773 1624 fax
chelsea.vic@raywhite.com

J Shore Real Estate Pty Ltd trading as Ray White Chelsea | ABN 77004838968
Officer in Effective Control John Shore 0707381

raywhitechelsea.com.au

Register Search Statement - Volume 9718 Folio 623

77250
CHELSEA
TITLE ✓

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09718 FOLIO 623

Security no : 124089580413P
Produced 29/04/2021 10:53 AM

LAND DESCRIPTION

Lot 1 on Registered Plan of Strata Subdivision 024932L.
PARENT TITLE Volume 09630 Folio 377
Created by instrument SP024932L 24/11/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

GUTHRIE & ANDREW INVESTMENTS PTY LTD of 21 WELLS ROAD BEAUMARIS VIC 3193
AQ336802C 11/10/2017

V Eric Trustee

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ336803A 11/10/2017
SECURE FUNDING PTY LTD

MJGee ✓

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP024932L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 396 NEPEAN HIGHWAY CHELSEA VIC 3196

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP024932L

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Melissa Guthrie
21 Wells Road
BEAUMARIS VIC 3193

Borrowers/Guarantors		Loan Account Number:	2668220
Guthrie & Andrew Superannuation Fund			
Melissa Maree Guthrie			
Rohan Graham Andrew			
Start Date:	1 July 2020	End Date:	30 June 2021
Opening Rate:	6.26%	Closing Rate:	6.26%
Monthly Repayment:	\$1,512.13	Account Status:	Current
Default Rate (if applicable):	12.26%	Payment Frequency:	Monthly
BPAY Biller Code:	64956	BPAY CRN:	26682203

Account Summary as at 30 June 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$232,079.03		\$14,385.73		\$360.00		\$18,950.52		\$227,874.24

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

ACCOUNT STATEMENT

Customer Enquiries 13 11 33

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Date	Transaction	Debit	Credit	Balance
09/06/21	Direct Debit Repayment		-\$1,579.21	\$227,874.24
09/06/21	Service Fee	\$30.00		\$229,453.45
09/06/21	Interest Charged	\$1,213.32		\$229,423.45
09/05/21	Service Fee	\$30.00		\$228,210.13
09/05/21	Interest Charged	\$1,175.56		\$228,180.13
07/05/21	Direct Debit Repayment		-\$1,579.21	\$227,004.57
09/04/21	Direct Debit Repayment		-\$1,579.21	\$228,583.78
09/04/21	Service Fee	\$30.00		\$230,162.99
09/04/21	Interest Charged	\$1,217.07		\$230,132.99
09/03/21	Direct Debit Repayment		-\$1,579.21	\$228,915.92
09/03/21	Service Fee	\$30.00		\$230,495.13
09/03/21	Interest Charged	\$1,101.44		\$230,465.13
09/02/21	Direct Debit Repayment		-\$1,579.21	\$229,363.69
09/02/21	Service Fee	\$30.00		\$230,942.90
09/02/21	Interest Charged	\$1,221.20		\$230,912.90
09/01/21	Service Fee	\$30.00		\$229,691.70
09/01/21	Interest Charged	\$1,220.20		\$229,661.70
08/01/21	Direct Debit Repayment		-\$1,579.21	\$228,441.50
09/12/20	Direct Debit Repayment		-\$1,579.21	\$230,020.71
09/12/20	Service Fee	\$30.00		\$231,599.92
09/12/20	Interest Charged	\$1,182.15		\$231,569.92
09/11/20	Direct Debit Repayment		-\$1,579.21	\$230,387.77
09/11/20	Service Fee	\$30.00		\$231,966.98
09/11/20	Interest Charged	\$1,223.28		\$231,936.98
09/10/20	Direct Debit Repayment		-\$1,579.21	\$230,713.70
09/10/20	Service Fee	\$30.00		\$232,292.91
09/10/20	Interest Charged	\$1,185.68		\$232,262.91
09/09/20	Direct Debit Repayment		-\$1,579.21	\$231,077.23
09/09/20	Service Fee	\$30.00		\$232,656.44
09/09/20	Interest Charged	\$1,226.92		\$232,626.44
09/08/20	Service Fee	\$30.00		\$231,399.52
09/08/20	Interest Charged	\$1,228.08		\$231,369.52
07/08/20	Direct Debit Repayment		-\$1,579.21	\$230,141.44
09/07/20	Direct Debit Repayment		-\$1,579.21	\$231,720.65
09/07/20	Service Fee	\$30.00		\$233,299.86
09/07/20	Interest Charged	\$1,190.83		\$233,269.86
01/07/20	Opening balance			\$232,079.03
Totals		\$14,745.73	-\$18,950.52	

If you have a complaint, please contact our Internal Dispute Resolution (IDR) team on 13 11 33. If your complaint is not resolved to your satisfaction by the IDR team, you can contact either our External Dispute Resolution (EDR) scheme or seek legal advice. EDR is a free service established to provide an independent mechanism to resolve specific complaints. Our EDR provider is the Australian Financial Complaints Authority and can be contacted at 1800 931 678, afca.org.au, info@afca.org.au or GPO Box 3, Melbourne VIC 3001.

80500
37 ARMSTRONGS SEAFER 1

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Melissa Guthrie
21 Wells Road
BEAUMARIS VIC 3193

Borrowers/Guarantors **Loan Account Number:** 2668354
Guthrie & Andrew Superannuation Fund
Melissa Maree Guthrie
Rohan Graham Andrew

Start Date: 1 July 2020 **End Date:** 30 June 2021
Opening Rate: 6.26% **Closing Rate:** 6.26%
Monthly Repayment: \$2,067.67 **Account Status:** Current
Default Rate (if applicable): 12.26% **Payment Frequency:** Monthly
BPAY Biller Code: 64956 **BPAY CRN:** 26683540

Account Summary as at 30 June 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$319,111.32		\$19,779.05		\$360.00		\$25,921.08		\$313,329.29

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

ACCOUNT STATEMENT

Customer Enquiries 13 11 33

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Date	Transaction	Debit	Credit	Balance
06/06/21	Service Fee	\$30.00		\$313,329.29
06/06/21	Interest Charged	\$1,667.59		\$313,299.29
04/06/21	Direct Debit Repayment		-\$2,160.09	\$311,631.70
06/05/21	Direct Debit Repayment		-\$2,160.09	\$313,791.79
06/05/21	Service Fee	\$30.00		\$315,951.88
06/05/21	Interest Charged	\$1,617.16		\$315,921.88
06/04/21	Direct Debit Repayment		-\$2,160.09	\$314,304.72
06/04/21	Service Fee	\$30.00		\$316,464.81
06/04/21	Interest Charged	\$1,673.49		\$316,434.81
06/03/21	Service Fee	\$30.00		\$314,761.32
06/03/21	Interest Charged	\$1,514.13		\$314,731.32
05/03/21	Direct Debit Repayment		-\$2,160.09	\$313,217.19
06/02/21	Service Fee	\$30.00		\$315,377.28
06/02/21	Interest Charged	\$1,678.80		\$315,347.28
05/02/21	Direct Debit Repayment		-\$2,160.09	\$313,668.48
06/01/21	Direct Debit Repayment		-\$2,160.09	\$315,828.57
06/01/21	Service Fee	\$30.00		\$317,988.66
06/01/21	Interest Charged	\$1,677.72		\$317,958.66
06/12/20	Service Fee	\$30.00		\$316,280.94
06/12/20	Interest Charged	\$1,624.73		\$316,250.94
04/12/20	Direct Debit Repayment		-\$2,160.09	\$314,626.21
06/11/20	Direct Debit Repayment		-\$2,160.09	\$316,786.30
06/11/20	Service Fee	\$30.00		\$318,946.39
06/11/20	Interest Charged	\$1,682.03		\$318,916.39
06/10/20	Direct Debit Repayment		-\$2,160.09	\$317,234.36
06/10/20	Service Fee	\$30.00		\$319,394.45
06/10/20	Interest Charged	\$1,630.34		\$319,364.45
06/09/20	Service Fee	\$30.00		\$317,734.11
06/09/20	Interest Charged	\$1,686.29		\$317,704.11
04/09/20	Direct Debit Repayment		-\$2,160.09	\$316,017.82
06/08/20	Direct Debit Repayment		-\$2,160.09	\$318,177.91
06/08/20	Service Fee	\$30.00		\$320,338.00
06/08/20	Interest Charged	\$1,689.37		\$320,308.00
06/07/20	Direct Debit Repayment		-\$2,160.09	\$318,618.63
06/07/20	Service Fee	\$30.00		\$320,778.72
06/07/20	Interest Charged	\$1,637.40		\$320,748.72
01/07/20	Opening balance			\$319,111.32
Totals		\$20,139.05	-\$25,921.08	

If you have a complaint, please contact our Internal Dispute Resolution (IDR) team on 13 11 33. If your complaint is not resolved to your satisfaction by the IDR team, you can contact either our External Dispute Resolution (EDR) scheme or seek legal advice. EDR is a free service established to provide an independent mechanism to resolve specific complaints. Our EDR provider is the Australian Financial Complaints Authority and can be contacted at 1800 931 678, afca.org.au, info@afca.org.au or GPO Box 3, Melbourne VIC 3001.

80500
GLENROY

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Melissa Guthrie
21, Wells Road
BEAUMARIS VIC 3193

Borrowers/Guarantors
Guthrie & Andrew Superannuation Fund
Melissa Maree Guthrie
Rohan Graham Andrew

Loan Account Number: 2823909

Start Date: 1 July 2020 **End Date:** 30 June 2021
Opening Rate: 5.70% **Closing Rate:** 5.70%
Monthly Repayment: \$3,544.20 **Account Status:** Current
Default Rate (if applicable): 7.70% **Payment Frequency:** Monthly
BPAY Biller Code: 64956 **BPAY CRN:** 28239093

Account Summary as at 30 June 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$592,992.72		\$33,467.62 ✓		\$3,908.21		\$48,271.73		\$582,096.82 ✓

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

ACCOUNT STATEMENT

Customer Enquiries 13 11 33

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Date	Transaction	Debit	Credit	Balance
10/06/21	Direct Debit Repayment		-\$3,713.21	\$582,096.82
10/06/21	Service Fee	\$10.00		\$585,810.03
10/06/21	Interest Charged	\$2,823.40		\$585,800.03
14/05/21	Cash Repayment		-\$3,713.21	\$582,976.63
11/05/21	Direct Debit Repayment - Reversal	\$3,713.21		\$586,689.84
11/05/21	Dishonour Fee	\$25.00		\$582,976.63
10/05/21	Direct Debit Repayment		-\$3,713.21	\$582,951.63
10/05/21	Service Fee	\$10.00		\$586,664.84
10/05/21	Interest Charged	\$2,735.62		\$586,654.84
10/04/21	Service Fee	\$10.00		\$583,919.22
10/04/21	Interest Charged	\$2,830.45		\$583,909.22
09/04/21	Direct Debit Repayment		-\$3,713.21	\$581,078.77
10/03/21	Direct Debit Repayment		-\$3,713.21	\$584,791.98
10/03/21	Service Fee	\$10.00		\$588,505.19
10/03/21	Interest Charged	\$2,562.05		\$588,495.19
10/02/21	Direct Debit Repayment		-\$3,713.21	\$585,933.14
10/02/21	Service Fee	\$10.00		\$589,646.35
10/02/21	Interest Charged	\$2,840.73		\$589,636.35
10/01/21	Service Fee	\$10.00		\$586,795.62
10/01/21	Interest Charged	\$2,838.24		\$586,785.62
08/01/21	Direct Debit Repayment		-\$3,713.21	\$583,947.38
10/12/20	Direct Debit Repayment		-\$3,713.21	\$587,660.59
10/12/20	Service Fee	\$10.00		\$591,373.80
10/12/20	Interest Charged	\$2,750.08		\$591,363.80
10/11/20	Direct Debit Repayment		-\$3,713.21	\$588,613.72
10/11/20	Service Fee	\$10.00		\$592,326.93
10/11/20	Interest Charged	\$2,845.89		\$592,316.93
10/10/20	Service Fee	\$10.00		\$589,471.04
10/10/20	Interest Charged	\$2,757.92		\$589,461.04
09/10/20	Direct Debit Repayment		-\$3,713.21	\$586,703.12
10/09/20	Direct Debit Repayment		-\$3,713.21	\$590,416.33
10/09/20	Expired Insurance Fee	\$50.00		\$594,129.54
10/09/20	Service Fee	\$10.00		\$594,079.54
10/09/20	Interest Charged	\$2,854.31		\$594,069.54
10/08/20	Direct Debit Repayment		-\$3,713.21	\$591,215.23
10/08/20	Service Fee	\$10.00		\$594,928.44
10/08/20	Interest Charged	\$2,858.39		\$594,918.44
10/07/20	Direct Debit Repayment		-\$3,713.21	\$592,060.05
10/07/20	Service Fee	\$10.00		\$595,773.26
10/07/20	Interest Charged	\$2,770.54		\$595,763.26
01/07/20	Opening balance			\$592,992.72
Totals		\$37,375.83	-\$48,271.73	

If you have a complaint, please contact our Internal Dispute Resolution (IDR) team on 13 11 33. If your complaint is not resolved to your satisfaction by the IDR team, you can contact either our External Dispute Resolution (EDR) scheme or seek legal advice. EDR is a free service established to provide an independent

Accounts summary

Account	Payment reference number	Overdue	Balance
Income tax 002 THE TRUSTEE FOR GUTHRIE & ANDREW SUPERANNUATION FUND	002009996302845921		\$0.00
Activity statement 004 THE TRUSTEE FOR GUTHRIE & ANDREW SUPERANNUATION FUND	004548430630536060		\$1,303.00 CR
Unclaimed superannuation money 001 THE TRUSTEE FOR GUTHRIE & ANDREW SUPERANNUATION FUND			
USM Reporting			\$0.00

Income tax 002

Date generated	13/04/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

7 results found - from 01 July 2020 to 13 April 2022 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Jul 2020	1 Jul 2020	General interest charge			\$1,285.65 DR
4 Mar 2021	3 Mar 2021	Payment received		\$506.50	\$779.15 DR
1 Apr 2021	1 Apr 2021	General interest charge			\$779.15 DR
27 Apr 2021	23 Apr 2021	Payment received		\$779.15	\$0.00
27 Apr 2021	27 Apr 2021	General interest charge			\$0.00
17 May 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$2,628.30	\$2,628.30 CR
17 May 2021	20 May 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$2,628.30		\$0.00



Activity statement 004

Date generated	13/04/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$1,303.00 CR

Transactions

22 results found - from 01 July 2020 to 13 April 2022 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
30 Jul 2020	29 Jul 2020	Payment received		\$1,663.00	\$1,663.00 CR
2 Aug 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$1,663.00		\$0.00
3 Aug 2020	3 Aug 2020	General interest charge			\$0.00
1 Nov 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$506.00		\$506.00 DR
2 Nov 2020	2 Nov 2020	General interest charge			\$506.00 DR
5 Nov 2020	4 Nov 2020	Payment received		\$506.00	\$0.00
5 Nov 2020	5 Nov 2020	General interest charge			\$0.00
8 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$506.00		\$506.00 DR
1 Apr 2021	1 Apr 2021	General interest charge			\$506.00 DR
27 Apr 2021	23 Apr 2021	Payment received		\$506.00	\$0.00
27 Apr 2021	27 Apr 2021	General interest charge			\$0.00
29 Apr 2021	28 Apr 2021	Payment received		\$506.00	\$506.00 CR
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$506.00		\$0.00
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$2,244.00		\$2,244.00 DR
2 Aug 2021	2 Aug 2021	General interest charge			\$2,244.00 DR
5 Aug 2021	4 Aug 2021	Payment received		\$2,244.00	\$0.00
5 Aug 2021	5 Aug 2021	General interest charge			\$0.00
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$941.00		\$941.00 DR
1 Nov 2021	1 Nov 2021	General interest charge			\$941.00 DR
2 Nov 2021	1 Nov 2021	Payment received		\$2,244.00	\$1,303.00 CR
3 Mar 2022	2 Mar 2022	Payment received		\$941.00	\$2,244.00 CR
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$941.00		\$1,303.00 CR



Australian Government
Australian Taxation Office

PAYG Instalments report 2021

Tax Agent 26665006
Last Updated 09/04/2022

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
999630284	THE TRUSTEE FOR GUTHRIE & ANDREW SUPERANNUATION FUND	506.00	506.00	506.00	2,244.00	3,762.00

Total No of Clients: 1