

Client Name: **Phil4 Super Fund**

Year / Period Ended: **30/06/2022**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A	✓		Trial Balance (Referenced to WPs)
B		✓	Points of Review/Notes for Next Year (Manager Notes)
C	✓		Interview Notes / Query Sheets
D	✓		Tax Reconciliation Statement
E		✓	Journal Sheets
F	✓		Allocation of Tax & Earnings
G		✓	If tax payable has Payment Slip been attached
H	✓		Ensure SF register docs are scanned and return register
I		✓	Client Reports (MYOB etc.)
J		✓	Other.....
<i>(All other work papers as per Class account codes)</i>			

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		Has client checklist been prepared/reviewed - is further info required?
2	✓		Have last years WPs, F/S and ITR been reviewed?

AFTER completing the job have you considered the following?

PBL

	Y/N	N/A	W/P Ref
3	✓		Can you explain material variations in income/expenses/financial ratios to LY?
4	✓		Has WP been prepared for any unusual account balances?
5		✓	Member contributions identified?
6		✓	Deductibility considered?
7		✓	Confirmed all DRPs etc recorded?
8	✓		Movement of NMV recorded for all investments?
9	✓		Are accounting and audit fees reconciled?
10	✓		Have you checked client ICA/IT accounts and GIC on portal?
11	✓		Expenses paid by members recorded?
12	✓		Tax journals entered/allocated?

Balance Sheet

13	✓		Bank Reconciliations Completed?
14	✓		Has WP been prepared for ALL Balance Sheet account balances with activity?
15		✓	Holding statements sighted and correct for all investments?

ITR

16	✓		Tax Reconciliation Items Identified?
17		✓	Carried forward tax and capital losses applied?
18	✓		Have PAYG, Franking credits etc been claimed?
19	✓		Is the completed ITR free of errors?
20	✓		Have you completed the collation instructions?

Pre-Manager Review Check

	Y/N	N/A	Comments
21	✓		Are client query responses documented in WPs & Checklist updated for next year?
22	✓		Have you documented points to be carried forward for next year?
23	✓		Have you prepared all notes, minutes, agreements, resolutions (if required)?
24	✓		Has Points of Review/Notes for Next Year been prepared (ref B)
25	✓		Has a cover letter and required minutes been prepared?
26	✓		Have all material findings been communicated in cover letter?
27		✓	Any items that need to be addressed re current record keeping/bookkeeping?
28	✓		Have you contributed at least one Value Add idea?
29	✓		Have you updated all Dropbox file names to correct conventions for all clients?
30	✓		Have you updated the job description?

Additional SMSF Matters

	Y/N	N/A	Comments
31		✓	Ensure Contribution do not exceed contribution caps
32		✓	Are benefits paid over the minimum amount requirements?
33	✓		Have all audit/compliance issues been addressed?
34	✓		Have all required annual minutes been prepared?
35	✓		Have additional minutes been prepared for all material/unusual events?
36	✓		Has Investment Strategy been prepared/updated/copy reprinted?
37	✓		Are trustee details correct in F/S and ITR?
38		✓	Are Binding Death Nominations required (need updating every 3 years)
39	✓		Have Trustee's minutes their consideration of taking out life insurance (2013 FY Onwards)
40		✓	Has Payment Slip been attached?
41		✓	Does the client have to pass the work test to contribute to super?
42	✓		Was the fund maintained solely for retirement or retirement related purposes?
43		✓	Did the Fund loan monies or give financial assistance to members or relatives?
44		✓	Did the Fund purchase asset from related parties?
45		✓	Has the appropriate reserving strategy documentation been prepared?
46		✓	Do you need to prepare a Request to Adjust Concessional Contributions form in Class?
47		✓	Did the Fund borrow monies during the year?
48	✓		Do you need to include a Title Search?
49		✓	If a member has a pension, and they or spouse had money in accumulation mode, do you need an actuarial certificate?
50	✓		Does the fund have any investments that need a Third party not related minute?
51	✓		Do you have a rental statement or market value rent valuation if there is a rental?
52		✓	Has the superfund sold a property during the year? If Yes, has bare trust company been deregistered?
53	✓		Have you checked the exceptions report?

Pre - Audit Check

	Y/N	N/A	Comments
53	✓		Is there a SIGNED engagement letter on file?
54	✓		Have you checked to ensure Financial Statements Audit Reports are correct?
55	✓		WPs to include 3rd party confirmations of insurance premiums
56	✓		WPs to include copies of evidence of existence and valuation of all assets @ 30June
57		✓	WPs to include in Audit Pack full Hub 24 Annual Tax Statement and Cash account transactions
58	✓		Copy of original bank statements showing account owner in WPs to verify ownership by SF
59		✓	Evidence of Deduction for personal super contributions' approved ATO form
60	✓		Do we have a current ASIC statement for the Corporate trustee of the SMSF?

Prepared by: <u>MA</u>	Initials: _____ Date: _____
Reviewed by: _____	Initials: _____ Date: _____

- Value Add Ideas:**
- | | | | |
|---|-------------------------------|----|--|
| 1 | Taxation planning | 9 | Assistance in Refinancing |
| 2 | Benchmarking | 10 | Improved bookkeeping/tax compliance |
| 3 | Super co-contribution | 11 | Automation of account procedures |
| 4 | Salary sacrificing | 12 | Risk & general insurance needs |
| 5 | Government Grants/Rebates | 13 | Superannuation/retirement issues |
| 6 | Cash Flow/Budget preparation | 14 | Investment planning/review |
| 7 | Management Assistance/reviews | 15 | Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 | Asset Protection | 16 | Business Succession Issues |

Phil4 Super Fund

Detailed Trial Balance as at 30 June 2022

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
		INCOME		
		Contributions - Member - Personal Non-Concessional		
-	-	I5 Mr Philip Blowers	-	175.00 ✓
85,032.56	-	Increase in Market Value - Direct Property		
-	50,000.00	I1 17 Kayleigh Dr, Maroochydore	-	889.16 ✓
		24 Hood St, Airport West	-	-
		Interest - Cash At Bank		
-	121.00	I2 NAB Cash Manager a/c 11-383-0270	-	147.62 ✓
		Rent - Direct Property		
-	79,633.93	I3 17 Kayleigh Dr, Maroochydore	-	77,726.17 ✓
-	31,032.37	I4 24 Hood St, Airport West	-	28,144.11 ✓
		EXPENSE		
2,753.88	-	E1 Accountancy Fee	2,588.86 ✓	-
		Depreciation - Capital Allowances - Direct Property		
1,111.44	-	E2 17 Kayleigh Dr, Maroochydore	889.16 ✓	-
273.00	-	E3 Filing Fees	276.00 ✓	-
		Property Expenses - Administration Expense - Direct Property		
22.00	-	E4 24 Hood St, Airport West	20.00 ✓	-
		Property Expenses - Agents Management Fee - Direct Property		
1,289.88	-	E5 24 Hood St, Airport West	1,182.39 ✓	-
		Property Expenses - Council Rates - Direct Property		
4,879.32	-	E6 17 Kayleigh Dr, Maroochydore	5,123.14 ✓	-
2,161.70	-	E7 24 Hood St, Airport West	2,165.15 ✓	-
		Property Expenses - Insurance Premium - Direct Property		
3,892.37	-	E8 17 Kayleigh Dr, Maroochydore	4,295.68 ✓	-
1,989.42	-	E9 24 Hood St, Airport West	2,161.79 ✓	-
		Property Expenses - Land Tax - Direct Property		
1,450.00	-	E10 17 Kayleigh Dr, Maroochydore	1,450.00 ✓	-
-	-	E11 24 Hood St, Airport West	1,350.00 ✓	-
		Property Expenses - Repairs Maintenance - Direct Property		
450.00	-	E12 17 Kayleigh Dr, Maroochydore	21,660.91 ✓	-
		Property Expenses - Water Rates - Direct Property		
2,776.33	-	E13 17 Kayleigh Dr, Maroochydore	2,598.68 ✓	-
1,073.27	-	E14 24 Hood St, Airport West	801.76 ✓	-
518.00	-	SMSF Supervisory Levy	-	-
		INCOME TAX		
12,922.20	-	Income Tax Expense	8,918.25	-
		PROFIT & LOSS CLEARING ACCOUNT		
38,191.93	-	Profit & Loss Clearing Account	51,600.29	-
		ASSETS		
		Direct Property		
852,856.00	-	A1 17 Kayleigh Dr, Maroochydore	852,856.00 ✓	-
840,000.00	-	A2 24 Hood St, Airport West	840,000.00 ✓	-
		Cash At Bank		
276,813.84	-	A3 NAB Cash Manager a/c 11-383-0270	322,820.35 ✓	-

Phil4 Super Fund

Detailed Trial Balance as at 30 June 2022

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
		Current Tax Assets		
-	-	L1 Income Tax Payable	-	440.20 ✓
-	12,922.20	L2 Provision for Income Tax	-	8,918.25 ✓
12,482.00	-	A4 Income Tax Instalments Paid	12,480.00 ✓	-
LIABILITIES				
		Sundry Liabilities		
110.00	-	L3 ATO Integrated Client Account	110.00 ✓	-
-	7,561.00	L4 Activity Statement Payable/Refundable	-	5,313.00 ✓
-	356.86	L5 GST Payable/Refundable	-	572.83 ✓
MEMBER ENTITLEMENTS				
		Mr Philip Blowers		
-	980,733.32	Accumulation	-	1,006,621.53
		Mrs Jennifer Blowers		
-	980,688.46	Accumulation	-	1,006,400.54
<u>2,143,049.14</u>	<u>2,143,049.14</u>		<u>2,135,348.41</u>	<u>2,135,348.41</u>

Phil4 Super Fund
Statement of Taxable Income
For the Period from 1 July 2021 to 30 June 2022

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	105,870.00
Total Gross Interest	C	147.00
Total Assessable Income		106,017.00
<u>Deductions</u>		
Section C		
Total Deduction for Decline in Value of Depreciating Assets	E	889.00
Total Investment Expenses	I	42,809.00
Total Management and Administration Expenses	J	2,864.00
Total Deductions		46,562.00
Taxable Income or Loss	(V - N) O	59,455.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2022 T1	8,918.25
Total Gross Tax		8,918.25
Rebates and Offsets	C	0.00
SUBTOTAL		8,918.25
Total Eligible Credits		0.00
Net Tax Payable		8,918.25
Total PAYG Instalments Raised	K	12,480.00
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		(3,302.75)

Transactions: Mr Philip Blowers - Phil4 Super Fund

Date Range: 01/07/2021 to 30/06/2022

Mr Philip Blowers

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Philip Blowers						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/06/2022	Contribution Allocation	\$	175.00 \$	175.00 Cr	
Total Mr Philip Blowers		\$	0.00 \$	175.00 \$	175.00 Cr	
Total Mr Philip Blowers		\$	0.00 \$	175.00 \$	175.00 Cr	

Phil4 Super Fund
Investment Revaluation as at 30 June 2022

Investment		Price Date	Market Price	Quantity	Market Value	Change in Market Value
Property Direct Market						
PROP01	17 Kayleigh Dr, Maroochydore	30 Jun 2022	852,856.00000	1.00000	852,856.00	889.16
PROP02	24 Hood St, Airport West	30 Jun 2022	840,000.00000	1.00000	840,000.00	0.00
Property Direct Market Total					1,692,856.00	889.16
Fund Total					1,692,856.00	889.16

Transactions: NAB Cash Manager a/c 11-383-0270 - Phil4 Super Fund

Date Range: 01/07/2021 to 30/06/2022

NAB Cash Manager a/c 11-383-0270

	Date	Narrative	Debit	Credit	Balance	Quantity
NAB Cash Manager a/c 11-383-0270						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/07/2021	Credit interest	\$	11.29 \$	11.29 Cr	
	31/08/2021	Credit interest	\$	12.10 \$	23.39 Cr	
	30/09/2021	Credit interest	\$	11.64 \$	35.03 Cr	
	29/10/2021	Credit interest	\$	11.59 \$	46.62 Cr	
	30/11/2021	Credit interest	\$	12.88 \$	59.50 Cr	
	31/12/2021	Credit interest	\$	12.89 \$	72.39 Cr	
	31/01/2022	Credit interest	\$	12.79 \$	85.18 Cr	
	28/02/2022	Credit interest	\$	11.33 \$	96.51 Cr	
	31/03/2022	Credit interest	\$	12.75 \$	109.26 Cr	
	29/04/2022	Credit interest	\$	11.96 \$	121.22 Cr	
	31/05/2022	Credit interest	\$	13.42 \$	134.64 Cr	
	30/06/2022	Credit interest	\$	12.98 \$	147.62 Cr	
	Total NAB Cash Manager a/c 11-383-0270		\$	0.00 \$	147.62 \$	147.62 Cr
	Total NAB Cash Manager a/c 11-383-0270		\$	0.00 \$	147.62 \$	147.62 Cr

	shed 3 VAS AUTO SERVICE				
21/03/2022	Discounts Galore UNIT 4 Feb Rental	\$	2,290.02	\$	53,411.67 Cr
28/03/2022	INTERNET TRANSFER ONLINE V6871294288 shed 3 VAS AUTO SERVICE	\$	1,416.95	\$	54,828.62 Cr
28/03/2022	INTERNET TRANSFER ONLINE T6238214949 WORKSHOP RENT NAB Transfer	\$	2,944.16	\$	57,772.78 Cr
26/04/2022	INTERNET TRANSFER ONLINE K9599785655 WORKSHOP RENT NAB Transfer	\$	2,944.16	\$	60,716.94 Cr
26/04/2022	INTERNET TRANSFER ONLINE M6571585744 shed 3 VAS AUTO SERVICE	\$	1,416.95	\$	62,133.89 Cr
28/04/2022	Discounts Galore March rental UNIT 4	\$	2,290.02	\$	64,423.91 Cr
26/05/2022	INTERNET TRANSFER ONLINE E0575544482 WORKSHOP RENT NAB Transfer	\$	2,944.16	\$	67,368.07 Cr
26/05/2022	Discounts Galore Unit 4 April Payment	\$	2,290.02	\$	69,658.09 Cr
26/05/2022	INTERNET TRANSFER ONLINE Q1048514418 shed 3 VAS AUTO SERVICE	\$	1,416.95	\$	71,075.04 Cr
27/06/2022	Discounts Galore UNIT May Rental	\$	2,290.02	\$	73,365.06 Cr
27/06/2022	INTERNET TRANSFER ONLINE W2754021138 WORKSHOP RENT NAB Transfer	\$	2,944.16	\$	76,309.22 Cr
27/06/2022	INTERNET TRANSFER ONLINE T2713021443 shed 3 VAS AUTO SERVICE	\$	1,416.95	\$	77,726.17 Cr
	Total 17 Kayleigh Dr, Maroochydore	\$	0.00	\$	77,726.17 Cr
	Total 17 Kayleigh Dr, Maroochydore	\$	0.00	\$	77,726.17 Cr

Transactions: 17 Kayleigh Dr, Maroochydore - Phil4 Super Fund

Date Range: 01/07/2021 to 30/06/2022

17 Kayleigh Dr, Maroochydore

	Date	Narrative	Debit	Credit	Balance	Quantity
17 Kayleigh Dr, Maroochydore						
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00	Cr
	08/07/2021	Discounts Galore Unit 4 June	\$	2,175.65	\$ 2,175.65	Cr
	26/07/2021	INTERNET TRANSFER ONLINE T5947966629 WORKSHOP RENT NAB Transfer	\$	2,799.52	\$ 4,975.17	Cr
	26/07/2021	INTERNET TRANSFER ONLINE N5930284776 shed 3 VAS AUTO SERVICE	\$	1,347.12	\$ 6,322.29	Cr
	26/08/2021	INTERNET TRANSFER ONLINE Q9924444057 WORKSHOP RENT NAB Transfer	\$	2,799.52	\$ 9,121.81	Cr
	26/08/2021	INTERNET TRANSFER ONLINE T6703908479 shed 3 VAS AUTO SERVICE	\$	1,347.12	\$ 10,468.93	Cr
	31/08/2021	Discounts Galore UNIT 4 July Rental	\$	2,175.65	\$ 12,644.58	Cr
	24/09/2021	Discounts Galore UNIT No 4 August Rental	\$	2,175.65	\$ 14,820.23	Cr
	27/09/2021	INTERNET TRANSFER ONLINE M8283725796 shed 3 VAS AUTO SERVICE	\$	1,347.12	\$ 16,167.35	Cr
	27/09/2021	INTERNET TRANSFER ONLINE R5898467968 WORKSHOP RENT NAB Transfer	\$	2,799.52	\$ 18,966.87	Cr
	26/10/2021	INTERNET TRANSFER ONLINE Y8183248592 WORKSHOP RENT NAB Transfer	\$	2,799.52	\$ 21,766.39	Cr
	26/10/2021	INTERNET TRANSFER ONLINE A2698968749 shed 3 VAS AUTO SERVICE	\$	1,347.12	\$ 23,113.51	Cr
	29/10/2021	Discounts Galore Unit 4 Sep	\$	2,175.65	\$ 25,289.16	Cr
	26/11/2021	INTERNET TRANSFER ONLINE C9380906983 WORKSHOP RENT NAB Transfer	\$	2,799.52	\$ 28,088.68	Cr
	26/11/2021	INTERNET TRANSFER ONLINE K4386264066 shed 3 VAS AUTO SERVICE	\$	1,347.12	\$ 29,435.80	Cr
	29/11/2021	Discounts Galore UNIT 4 Rental OCT Nov	\$	4,351.31	\$ 33,787.11	Cr
	29/12/2021	INTERNET TRANSFER ONLINE Y3590218621 WORKSHOP RENT NAB Transfer	\$	2,799.52	\$ 36,586.63	Cr
	29/12/2021	INTERNET TRANSFER ONLINE G1196755870 shed 3 VAS AUTO SERVICE	\$	1,347.12	\$ 37,933.75	Cr
	31/12/2021	Discounts Galore UNIT 4 Rental Dec 21	\$	2,175.65	\$ 40,109.40	Cr
	27/01/2022	INTERNET TRANSFER ONLINE C9567278397 WORKSHOP RENT NAB Transfer	\$	2,799.52	\$ 42,908.92	Cr
	27/01/2022	INTERNET TRANSFER ONLINE R9105515372 shed 3 VAS AUTO SERVICE	\$	1,347.12	\$ 44,256.04	Cr
	31/01/2022	Discounts Galore UNIT 4 Rental Jan 2022	\$	2,290.02	\$ 46,546.06	Cr
	23/02/2022	U1 2 3 17 KAYLEIGHALBERTUS GERBER 128594	\$	214.48	\$ 46,760.54	Cr
	28/02/2022	INTERNET TRANSFER ONLINE J5197715938 WORKSHOP RENT NAB Transfer	\$	2,944.16	\$ 49,704.70	Cr
	28/02/2022	INTERNET TRANSFER ONLINE V5168414264	\$	1,416.95	\$ 51,121.65	Cr



philip blowers <philip.blowers@gmail.com>

Superfund Auditor queries

2 messages

Kim Jay <kjay@initiativegroup.com.au>
To: philip blowers <philip.blowers@gmail.com>

Sun, Jan 31, 2021 at 2:14 PM

Hi Phil & Jenny

Our auditor is requesting a couple of items for your superfund. Are you able to supply the below please:

NO LEASE DURING THIS TIME

- please provide the lease agreement from 1 July 2018 to 20 January 2019 for unit 1 and 2 Kayleigh Drive
- please confirm the number of units rented in 17 Kayleigh Drive
- please provide the lease agreement for the 2019 financial year (from 1 July 2018 to 30 June 2019) for units 3 and 4 of Kayleigh Drive

NO LEASE DURING THIS TIME

Regards

Kim

*UNIT'S
1, 2 + 3
SAME
TENANT*

*UNIT'S 1 + 2 NEW LEASE / NEW TENANT FROM
20/01/2019 TO 19/01/2022*

Kim Jay Director
INITIATIVE GROUP
Chartered Accountants &
Financial Advisers

*UNIT 3 NEW LEASE / NEW TENANT FROM
01/07/2020 TO 01/07/2022*

2/10 Lake Kawana Boulevard,

UNIT 4 NEW LEASE FROM 01/06/2020 TO 01/06/202

Phone: 04575
p: 07 5437 8888

e: kjay@initiativegroup.com.au

*17 KAYLEIGH DR
HAS 4 UNITS.*



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philip blowers <philip.blowers@gmail.com>
To: philip blowers <philip.blowers@gmail.com>

Mon, Feb 1, 2021 at 8:14 PM

[Quoted text hidden]

2 attachments

Outlook-ptkrjpgy.jpg
2K

REFERENCE SCHEDULE

1. LESSOR:

NAME PEKAJ PTY LTD AS TRUSTEE ATTN: PHILIP BLOWERS ABN ACN: 51 292 992

ADDRESS: 25 PINEWOOD STREET

SUBURB LITTLE MOUNTAIN STATE: QLD POSTCODE 4551

PHONE MOBILE FAX EMAIL
0409 789 443 philip.blowers@gmail.com

2. TENANT:

NAME ALBERTUS JACOBUS GERBER ABN ACN: 44 937 028 146

ADDRESS 24 PAPERBARK DRIVE

SUBURB PALMVIEW STATE: QLD POSTCODE 4553

PHONE MOBILE FAX EMAIL
07 5479 0005 0423 254 196 gerberkoos@gmail.com

3. GUARANTOR:

NAME ABN ACN

ADDRESS

SUBURB STATE POSTCODE

PHONE MOBILE FAX EMAIL

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. UNIT 1 & 2

ADDRESS 17 KAYLEIGH DRIVE

SUBURB BUDERIM STATE QLD POSTCODE 4556

Description: Lot: PART OF LOT 45 RP/SP REGISTERED PLAN 16951.9

5. TERM:

The Term of the Agreement is: THREE (3) Months Years

Commencing on: 20/01/2019 and ending on: 19/01/2022

DATE (dd/mm/yyyy) DATE (dd/mm/yyyy)

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years

Period of further term: NIL

Final date for exercise of option: _____

DATE (dd/mm/yyyy)

7. RENT:

\$ 28,114.00 PER ANNUM + OUTGOINGS + GST per: month year

INITIALS

PS AS

INITIAL

8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review

Review Date

20 JANUARY 2020

Type of Review

Index review
 Fixed increase - amount of increase 4 %

20 JANUARY 2021

Index review
 Fixed increase - amount of increase 4 %

9. PERMITTED USE:

MECHANICAL WORKSHOP AND OFFICE

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100% OF OUTGOINGS ATTRIBUTABLE TO UNITS 1 & 2, 17 KAYLEIGH DRIVE, BUDERIM

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details)

11. DEPOSIT:

\$ 4 638.81 (SEE SPECIAL CONDITIONS)

12. LESSOR'S AGENT:

NAME

ADDRESS

SUBURB

STATE

POST CODE

PHONE

MOBILE

FAX

EMAIL

ABN

ACN

LICENCE NUMBER

INITIALS

RES. AS.

INITIAL

REFERENCE SCHEDULE

1. LESSOR:

NAME:

PEKAJ PTY LTD AS TRUSTEE ^{ATTN} PHILIP BLOWERS A.B.N. 151 292 992

ADDRESS: 25 PINEWOOD STREET

SUBURB: LITTLE MOUNTAIN STATE: QLD POSTCODE: 4551

PHONE: MOBILE: 0409 789443 FAX: EMAIL: philip.blowers@gmail.com

2. TENANT:

NAME:

ALBERTUS JACOBUS GERBER A.B.N. 4483 7028 146

ADDRESS: STATE: QLD POSTCODE: 4553

SUBURB: PHONE: MOBILE: 0423 254 196 FAX: EMAIL: gerberkoos@gmail.com

3. GUARANTOR:

NAME:

ADDRESS: A.B.N. ACN:

STATE: POSTCODE:

PHONE: MOBILE: FAX: EMAIL:

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. UNIT 1+2 ADDRESS: 17 KAYLEIGH DVE

SUBURB: BUDERIM STATE: QLD POSTCODE: 4556

Description: Lot: PART OF LOT 45 RP/SP: REGISTERED PLAN 169519

5. TERM:

The Term of the Agreement is: THREE (3) Months Years

Commencing on: 01/09/2022 and ending on: 01/09/2025 DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: NIL

Final date for exercise of option: DATE (dd/mm/yyyy):

7. RENT:

\$ 30,408.00 PER ANNUM per: month year Select applicable box + OUTGOINGS + GST

INITIALS

PB AS

8. RENT REVIEW: Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date	Type of Review
19 JANUARY 2023	<input type="checkbox"/> Index review <input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %
19 JANUARY 2024	<input type="checkbox"/> Index review <input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %

9. PERMITTED USE:

MECHANICAL WORKSHOP AND OFFICE

10. OUTGOINGS: Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details):

11. DEPOSIT:

\$ ZERO

12. LESSOR'S AGENT:

NAME: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ FAX: _____ EMAIL: _____

ABN: _____ ACN: _____ LICENCE NUMBER: _____

INITIALS

PR. AS.

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the Legal Profession Act 2007 (Qld) when preparing and completing this Agreement.

THE TENANT IS TO PROVIDE A CERTIFICATE OF CURRENCY OF INSURANCE WHICH MENTIONS THE FOLLOWING

- 1) CURRENT PUBLIC LIABILITY OF \$20 MILLION PER OCCURRENCE
- 2) GLASS COVER
- 3) THE LESSOR IS TO BE NOTED AS AN INTERESTED PARTY - PEKAJ PTY LTD AS TRUSTEE.
- 4) ADDRESS OF PROPERTY IS TO BE NOTED AS - UNITS 1+2 17 KATLEIGH DVE BOONERU QLD 4556
- 5) INDUSTRIAL RISK (IF REQUIRED)
- 6) WORKERS COMPENSATION AND ANY OTHER STATUTORY INSURANCE.

INITIALS

P.B. - A.S.

AGREEMENT MADE

DATE: FIRST OF SEPTEMBER 2022

EXECUTED as an Agreement.

(dd/mm/yyyy):

EXECUTION BY LESSOR

LESSOR 1

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary [Signature]
JENNIFER BLOWERS.
Name of Director/Secretary (BLOCK LETTERS)

Director [Signature]
PHIL BLOWERS
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____
Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____
Signature of Witness

AS LESSOR in the presence of:

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____
SUBURB: _____ STATE: _____ POSTCODE: _____

LESSOR 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____
Name of Director/Secretary (BLOCK LETTERS)

Director _____
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____
Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____
Signature of Witness

AS LESSOR in the presence of:

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____
SUBURB: _____ STATE: _____ POSTCODE: _____

INITIALS

[Signature] AS

EXECUTION BY TENANT

TENANT 1

Executed by: _____
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary _____

Director _____

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:


SIGNED by _____

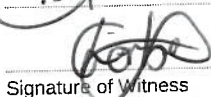
Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

 ALBERTUS GERBER AS TENANT in the presence of:


Signature of Witness

LINDIE GERBER
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 24 PAPERBARK DRIVE

SUBURB: PALMVIEW

STATE: QLD POSTCODE: 4553

TENANT 2

Executed by: _____
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary _____

Director _____

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

AS TENANT in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____

STATE: _____ POSTCODE: _____

INITIALS



REFERENCE SCHEDULE

1. LESSOR:

NAME:

PEKAJ PTY LTD AS TRUSTEE ATT PHILIP BLOWERS

ABN: ACN: 151 292 992

ADDRESS:

25 PINWOOD ST

SUBURB: LITTLE MOUNTAIN

STATE: QLD POSTCODE: 4551

PHONE: MOBILE: 0409 789 443 FAX:

EMAIL: philip.blowers@gmail.com

2. TENANT:

NAME:

ALBERTUS JACOBUS GERBER

ABN: 4483702814 ACN:

ADDRESS:

24 PAPERBARK DRIVE

SUBURB: PALMVIEW

STATE: QLD POSTCODE: 4553

PHONE: 07 5479 005 MOBILE: 0423 254 196 FAX:

EMAIL: gerberkoos@gmail.com

3. GUARANTOR:

NAME:

ABN: ACN:

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE: MOBILE: FAX: EMAIL:

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. UNIT 3

ADDRESS:

17 KAYLEIGH DRIVE

SUBURB: BUDERIM

STATE: QLD POSTCODE: 4556

Description: Lot: PART OF LOT 45 RP/SP: REGISTERED PLAN 169519

5. TERM:

The Term of the Agreement is: Two (2) Months Years

Commencing on: 01/01/2023 and ending on: 01/01/2025
DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: NIL

Final date for exercise of option:

DATE (dd/mm/yyyy):

7. RENT:

\$15,183.72 PER ANNUM
+ OUTGOINGS
+ GST

per: month year

← Select applicable box

AS.

AS.

INITIALS

8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date	Type of Review
01 JANUARY 2024	<input type="checkbox"/> Index review <input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %
	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %

9. PERMITTED USE:

MECHANICAL AND TYRE SALES AND FITTING WORKSHOP

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100% OF OUTGOINGS ATTRIBUTABLE TO UNIT 3 17 KAYLEIGH DR BUDERI

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details):

11. DEPOSIT:

\$ NONE (SEE SPECIAL CONDITIONS)

12. LESSOR'S AGENT:

NAME: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ FAX: _____ EMAIL: _____

ABN: _____ ACN: _____ LICENCE NUMBER: _____

AS

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the Legal Profession Act 2007 (Qld) when preparing and completing this Agreement.

RENT

MONTHLY RENT IS \$1,265.31 PLUS OUTGOINGS PLUS GST

BANK — NATIONAL AUSTRALIA BANK

NAME — PEKAJ PTY LTD

BSB — 084 484

A/C — 1138 30270

REF — PLEASE PUT YOUR NAME + UNIT No 3 AS REFERENCE

SIGNAGE

SIGNAGE WILL BE IN ACCORDANCE WITH BUILDING RULES SIZE AND POSITIONING OF SUCH SIGNAGE IS SUBJECT TO LESSOR CONSENT

AIR CONDITIONING — NONE

MAKE GOOD

THE TENANT PRIOR TO LEASE EXPIRY IS TO RE-INSTATE THE PREMISES TO STANDARD BUILDING CONFIGURATION, AND MAKE GOOD ALL WALLS, CEILING AND FLOOR SURFACE: WALLS AND CEILINGS TO BE PAINTED IN A COLOUR TO BE AGREED WITH THE LESSOR.

INSURANCE

THE TENANT IS TO PROVIDE A CERTIFICATE OF INSURANCE WHICH MENTIONS THE FOLLOWING

- 1/ CURRENT PUBLIC LIABILITY OF \$20 MILLION PER OCCURENCE
- 2/ GLASS COVER
- 3/ THE LESSOR IS TO BE NOTED AS AN INTERESTED PARTY PEKAJ PTY LTD AS TRUSTEE
- 4/ ADDRESS OF PROPERTY IS TO BE NOTED AS UNIT 3 17 KAYLEIGH DUE BUDERIM QLD 4550
- 5/ TYRE SALES AND FITTING AND STORAGE
- 6/ WORKERS COMPENSATION AND ANY OTHER STATUTORY INSURANCE
- 7/ INDUSTRIAL RISK (IF REQUIRED)

AS.

P.S.

INITIALS

EF024 07/17

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Page 4 of 11

AGREEMENT MADE

DATE:

(dd/mm/yyyy):

OF JANUARY 2023

EXECUTED as an Agreement.

EXECUTION BY LESSOR

LESSOR 1

Executed by:

PEKAJ PTY LTD AS TRUSTEE

in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

J [Signature]

J JENNIFER BLOWERS

Name of Director/Secretary (BLOCK LETTERS)

Director

[Signature]

PHILIP BLOWERS

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

SIGNED by

Signature of Witness

OR

SIGNED by

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated

registered no _____ in the presence of:

Name of Witness (BLOCK LETTERS)

AS LESSOR in the presence of:

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

LESSOR 2

Executed by:

in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

Name of Director/Secretary (BLOCK LETTERS)

Director

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

SIGNED by

Signature of Witness

OR

SIGNED by

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated

registered no _____ in the presence of:

Name of Witness (BLOCK LETTERS)

AS LESSOR in the presence of:

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

INITIALS

J.B. A.S.


EXECUTION BY TENANT

TENANT 1

VAS AUTO SERVICES

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary


ALBERTUS GERBEN
Name of Director/Secretary (BLOCK LETTERS)

Director

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

WITNESS

SIGNED by _____


LIANIE GERBER
Signature of Witness

AS TENANT in the presence of:

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

24 PAPERBALL DRIVE

SUBURB:

PALMVIEW

STATE:

QLD

POSTCODE:

4553

TENANT 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

Name of Director/Secretary (BLOCK LETTERS)

Director

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

AS TENANT in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____

STATE: _____

POSTCODE: _____

INITIALS

AG AI

Annexure B

UNIT 3 17 KAYLEIGH DUE BUDERIM

ANNUAL RENT OF	\$15,183.72
PLUS OUTGOINGS OF	\$ 2,878.32
PLUS GST OF	\$ 1,806.20
<hr/>	
TOTAL OF	\$19,868.24

MONTHLY RENT OF	\$1,265.31
PLUS OUTGOINGS OF	\$ 239.86
PLUS GST OF	\$ 150.52
<hr/>	
TOTAL OF	\$1,655.69

AS OF 2023

INITIALS

P.B. AS-

00006494868

REFERENCE SCHEDULE

1. LESSOR:

NAME:

PHILIP EDMUND BLOWERS
25 PINEWOOD ST

82 246 583 039

ABN:

ACN: 151 292 992

ADDRESS:

SUBURB:

CALOUNDRA

STATE: Q

POSTCODE: 4551

PHONE:

MOBILE:

FAX:

EMAIL:

0409 789 443

philip.blowers@gmail.com

2. TENANT:

NAME:

Hemant Nagin Ganharan
16 JAREAH Street

ABN:

13084389328

ACN:

ADDRESS:

SUBURB:

MINYAMA QLD 4575

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

0754783504

0430579512

chocekawana@optusnet.com.au

3. GUARANTOR:

NAME:

ADDRESS:

ABN:

ACN:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

4. PREMISES:

← Annex a plan if available

Level or Tenancy No.

UNIT 4

ADDRESS:

NO 17 KAYLEIGH DVE

SUBURB:

BUDERIM

STATE: Q

POSTCODE: 4556

Description: Lot:

45

RP/SP:

169 519

5. TERM:

The Term of the Agreement is:

MONTHLY

Months

Years

Commencing on:

01 06 2020

and ending on:

01 06 2023

DATE (dd/mm/yyyy):

DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term:

Final date for exercise of option:

DATE (dd/mm/yyyy):

7. RENT:

\$ 2393.23

INCLUDES GST AND OUTGOINGS

per: month

year

← Select applicable box

OK
INITIALS

8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date	Type of Review
ANNUAL	<input type="checkbox"/> Index review
	<input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %
	<input type="checkbox"/> Index review
	<input type="checkbox"/> Fixed increase - amount of increase: _____ %

9. PERMITTED USE:

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

36% OF BUILDING

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste

Other (insert details):

UNITYWATER / COUNCIL RATES / INSURANCE

11. DEPOSIT:

\$ _____

12. LESSOR'S AGENT:

NAME: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ FAX: _____ EMAIL: _____

ABN: _____ ACN: _____ LICENCE NUMBER: _____

INITIALS

AGREEMENT MADE

DATE: 01 06 2020 EXECUTED as an Agreement.
(dd/mm/yyyy):

EXECUTION BY LESSOR

LESSOR 1

Executed by: PHILIP BLOWERS
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary PHILIP BLOWERS Director

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by [Signature]

AS LESSOR in the presence of:

M. Phillips
Signature of Witness

MARGARET PHILLIPS
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 8 VECTOR PLACE LITTLE MOUNTAIN 4551

SUBURB: _____ STATE: _____ POSTCODE: _____

LESSOR 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____ Director

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

AS LESSOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

INITIALS [Signature]

EXECUTION BY TENANT

TENANT 1

Executed by: Hemant N. GANGARAM
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary Hemant N. GANGARAM Director

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____

Signature of Witness _____

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

[Signature]
[Signature]
Signature of Witness

AS TENANT in the presence of:

KATRINA MURPHY
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 23 MOONDARA DRIVE

SUBURB: WURTULLA

STATE: QLD POSTCODE: 4575

TENANT 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____

Director _____

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____

Signature of Witness _____

Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

AS TENANT in the presence of:

Signature of Witness _____

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____

STATE: _____

POSTCODE: _____

INITIALS

[Initials]

Receipts & Expenditure Statement

I4
E4
E5
E7
E9
E14

Pekaj Pty Ltd ATF Phil4 Super Fund
25 Pinewood Street
Caloundra QLD 4551

Manager VILLANO

Financial Statement for the period 01/07/2021 to 30/06/2022

RE: 24 Hood Street, Airport West Vic

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
Rental Management													
Revenue													
402. Rent	\$23,648.57	\$2,149.87	\$0.00	\$2,149.87	\$2,149.87	\$4,299.74	\$0.00	\$2,149.87	\$0.00	\$4,299.74	\$0.00	\$4,299.74	\$2,149.87
407. Council Rates	\$2,165.15	\$0.00	\$0.00	\$0.00	\$0.00	\$542.15	\$0.00	\$541.00	\$0.00	\$0.00	\$0.00	\$541.00	\$541.00
406. Insurance	\$164.47	\$164.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
406.01 Insurance-Commercial	\$1,364.16	\$0.00	\$0.00	\$0.00	\$0.00	\$194.88	\$0.00	\$194.88	\$0.00	\$389.76	\$0.00	\$389.76	\$194.88
408. Water Rates	\$801.76	\$0.00	\$0.00	\$322.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$242.01	\$237.53
444.01 GST on Adjustment-council rates	\$216.52	\$0.00	\$0.00	\$0.00	\$0.00	\$54.22	\$0.00	\$54.10	\$0.00	\$0.00	\$0.00	\$54.10	\$54.10
444.03 GST on Adjustment-water rates	\$32.22	\$0.00	\$0.00	\$31.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.24
412.03 GST on Insurance Renewals	\$16.45	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
444.06 GST on Insurance-Commercial	\$136.43	\$0.00	\$0.00	\$0.00	\$0.00	\$19.49	\$0.00	\$19.49	\$0.00	\$38.98	\$0.00	\$38.98	\$19.49
444.02 GST on Rent	\$2,364.65	\$214.99	\$0.00	\$214.99	\$214.99	\$429.98	\$0.00	\$214.99	\$0.00	\$429.98	\$0.00	\$429.98	\$214.75
412.02 GST on Water Rates	\$47.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.20	\$23.75
	\$30,958.33	\$2,545.78	\$0.00	\$2,719.06	\$2,364.86	\$5,540.46	\$0.00	\$3,174.33	\$0.00	\$5,158.46	\$0.00	\$6,019.77	\$3,435.61
Expenses													
545. Council Rates	-\$2,165.15	\$0.00	\$0.00	-\$542.15 ✓	\$0.00	-\$541.00	\$0.00	\$0.00	\$0.00	-\$541.00	\$0.00	-\$541.00	\$0.00
546. Water Rates	-\$801.76	\$0.00	\$0.00	-\$322.22 ✓	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$242.01 ✓	\$0.00	-\$237.53 ✓	\$0.00
576. Insurance Renewals	-\$2,161.79	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,161.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500. Commission on Rental	-\$1,182.39	-\$107.49	\$0.00	-\$107.49	-\$107.49	-\$214.98	\$0.00	-\$107.49	\$0.00	-\$214.98	\$0.00	-\$214.98	-\$107.49
512. GST <i>admin</i>	-\$2.00	-\$0.20	\$0.00	-\$0.20	-\$0.20	-\$0.20	\$0.00	-\$0.20	\$0.00	-\$0.40	\$0.00	-\$0.40	-\$0.20
740.08 GST <i>insurance</i>	-\$196.24	\$0.00	\$0.00	\$0.00	\$0.00	-\$196.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
512.01 GST on Commission on Commercial	-\$118.25	-\$10.75	\$0.00	-\$10.75	-\$10.75	-\$21.50	\$0.00	-\$10.75	\$0.00	-\$21.50	\$0.00	-\$21.50	-\$10.75
520. LLD Administration Fee	-\$20.00	-\$2.00	\$0.00	-\$2.00	-\$2.00	-\$2.00	\$0.00	-\$2.00	\$0.00	-\$4.00	\$0.00	-\$4.00	-\$2.00
	-\$6,647.58	-\$120.44	\$0.00	-\$984.81	-\$120.44	-\$3,137.71	\$0.00	-\$120.44	\$0.00	-\$1,023.89	\$0.00	-\$1,019.41	-\$120.44
Capital													
102. Distribution to Owner	-\$24,310.75	-\$2,425.34	\$0.00	-\$1,734.25	-\$2,244.42	-\$2,402.75	\$0.00	-\$3,053.89	\$0.00	-\$4,134.57	\$0.00	-\$5,000.36	-\$3,315.17
	-\$24,310.75	-\$2,425.34	\$0.00	-\$1,734.25	-\$2,244.42	-\$2,402.75	\$0.00	-\$3,053.89	\$0.00	-\$4,134.57	\$0.00	-\$5,000.36	-\$3,315.17
GST Summary													
GST Received	\$2,814.22	\$231.44	\$0.00	\$246.97	\$214.99	\$503.69	\$0.00	\$288.58	\$0.00	\$468.96	\$0.00	\$547.26	\$312.33

net rent = 30958.33 - 2814.22 (GST) = \$28,144.11 ✓

Receipts & Expenditure Statement

Pekaj Pty Ltd ATF Phil4 Super Fund
25 Pinewood Street
Caloundra QLD 4551

Manager VILLANO

Financial Statement for the period 01/07/2021 to 30/06/2022

RE: 24 Hood Street, Airport West Vic

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
Rental Management													
GST Summary													
GST Paid	-\$316.49	-\$10.95	\$0.00	-\$10.95	-\$10.95	-\$217.94	\$0.00	-\$10.95	\$0.00	-\$21.90	\$0.00	-\$21.90	-\$10.95
	\$2,497.73	\$220.49	\$0.00	\$236.02	\$204.04	\$285.75	\$0.00	\$277.63	\$0.00	\$447.06	\$0.00	\$525.36	\$301.38
Owner Distribution													
Pekaj Pty Ltd ATF Phil4 Super Fund	\$24,310.75	\$2,425.34	\$0.00	\$1,734.25	\$2,244.42	\$2,402.75	\$0.00	\$3,053.89	\$0.00	\$4,134.57	\$0.00	\$5,000.36	\$3,315.17
	\$24,310.75	\$2,425.34	\$0.00	\$1,734.25	\$2,244.42	\$2,402.75	\$0.00	\$3,053.89	\$0.00	\$4,134.57	\$0.00	\$5,000.36	\$3,315.17

Phil4 Super Fund
Depreciation Worksheet
For the Period 1 July 2021 to 30 June 2022

Property Description: 17 Kayleigh Dr, Maroochydore
Property Type: Commercial
Property Address: 0/17 KAYLEIGH DRIVE BUDERIM QLD 4556

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value		Closing Written Down Value	
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method		Decline In Value
Roller Door	22-Feb-19	7,480.00	4,445.78					20.00%	DV	889.16	3,556.62
Building	29-Apr-13	731,706.36	731,706.36					0.00%	N/A	-	731,706.36
Property Total		739,186.36	736,152.14							889.16	735,262.98

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

Total Capital Allowance **889.16**
Total Capital Work Deductions **0.00**



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

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

INVOICE STATEMENT

Issue date 03 Jun 22

PEKAJ PTY. LTD.

ACN 151 292 992

Account No. 22 151292992

Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
TOTAL DUE	\$276.00

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

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 03 Aug 22	\$276.00

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

PEKAJ PTY. LTD.

ACN 151 292 992

Account No: 22 151292992



22 151292992

TOTAL DUE	\$276.00
Immediately	\$0.00
By 03 Aug 22	\$276.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291512929921



*814 129 0002291512929921 41

Inquires 1300 300 630

Issue date 03 Jun 22

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 61658711

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

ACN 151 292 992

FOR PEKAJ PTY. LTD.

REVIEW DATE: 03 June 22

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office

INITIATIVE ACCOUNTING GROUP SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business

25 PINWOOD STREET LITTLE MOUNTAIN QLD 4551

3 Officeholders

Name: JENNIFER ANN BLOWERS
 Born: MELBOURNE VIC
 Date of birth: 17/05/1956
 Address: 25 PINWOOD STREET LITTLE MOUNTAIN QLD 4551
 Office(s) held: DIRECTOR, APPOINTED 03/06/2011; SECRETARY, APPOINTED 03/06/2011

Name: PHILIP EDMUND BLOWERS
 Born: ENGLAND UNITED KINGDOM
 Date of birth: 27/03/1956
 Address: 25 PINWOOD STREET LITTLE MOUNTAIN QLD 4551
 Office(s) held: DIRECTOR, APPOINTED 03/06/2011

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY SHARES	2	\$2.00	\$0.00

5 Members

These details continue on the next page

PEKAJ PTY. LTD. ACN 151 292 992

Page 1 of 2

Company statement continued

Name: JENNIFER ANN BLOWERS

Address: 25 PINWOOD STREET LITTLE MOUNTAIN QLD 4551

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

Name: PHILIP EDMUND BLOWERS

Address: 25 PINWOOD STREET LITTLE MOUNTAIN QLD 4551

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

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

Additional company information

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


6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP

Registered agent number: 22813

Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

HALF YEARLY RATE NOTICE FOR PERIOD	
1 July 2021 to 31 December 2021	
ISSUE DATE	20 July 2021
PROPERTY NO.	17824
VALUATION	\$350,000
PAYMENT REFERENCE NO.	178243
DUE DATE FOR PAYMENT	20 August 2021
AMOUNT PAYABLE	\$2,561.57

010953 002

 PEKAJ PTY LTD TTE
 25 PINWOOD ST
 CALOUNDRA QLD 4551

PROPERTY LOCATION: 17 Kayleigh Dr BUDERIM QLD 4556
 PROPERTY DESCRIPTION: Lot 45 RP 169519

total=2561.57 x 2 = \$5,123.14 ✓

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 3U	350000 x	.009207 x .5 =	1,611.22
Waste Bin - 240 Litre - Commercial	3 x	\$385.10 x .5 =	577.65
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 3	1 x	\$558.40 x .5 =	279.20
Backflow Charge	1 x	\$50.00 x .5 =	25.00
TOTAL:			\$2,561.57 ✓

PAID 23-7-21 NAFB
\$ 2,561.57

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

PAYMENT OPTIONS

PROPERTY NO. 17824 PEKAJ PTY LTD TTE	AMOUNT PAYABLE 2,561.57	DUE DATE 20 August 2021
--	----------------------------	----------------------------



Bill Code: 18259
Ref: 178243

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



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





*214 178243

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





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

 Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: 0214
 Ref: 17 8243
 MasterCard & Visa accepted

 Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: 17 8243
 MasterCard & Visa accepted

19-2-22 \$2,561.57
NAB

I- 010764 002

PEKAJ PTY LTD TTE
25 PINWOOD ST
CALOUNDRA QLD 4551

HALF YEARLY RATE NOTICE FOR PERIOD	
1 January 2022 to 30 June 2022	
ISSUE DATE	25 January 2022
PROPERTY NO.	17824
VALUATION	\$350,000
PAYMENT REFERENCE NO.	178243
DUE DATE FOR PAYMENT	25 February 2022
AMOUNT PAYABLE	\$2,561.57

PROPERTY LOCATION: **17 Kayleigh Dr BUDERIM QLD 4556**
PROPERTY DESCRIPTION: Lot 45 RP 169519

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 3U	350000 x	.009207 x .5 =	1,611.22
Waste Bin - 240 Litre - Commercial	3 x	\$385.10 x .5 =	577.65
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 3	1 x	\$558.40 x .5 =	279.20
Backflow Charge	1 x	\$50.00 x .5 =	25.00
TOTAL:			\$2,561.57 ✓

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

PAYMENT OPTIONS

PROPERTY NO. 17824
PEKAJ PTY LTD TTE

AMOUNT PAYABLE 2,561.57

DUE DATE 25 February 2022

B PAY
Billers Code: 18259
Ref: 178243

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

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



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



*214 178243
Credit Card by Phone
Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 17 8243
MasterCard & Visa accepted

Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 17 8243
MasterCard & Visa accepted

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



706SC10_Under7_1_131/010764/0116046123 706SCP0108_V1



Citycover (Aust) Pty Ltd t/as Austbrokers Comsure
GPO Box 1476, Brisbane, Qld 4000
Lvl 1, 57 Berwick St, Fortitude Valley, Qld 4006
Phone: 07 3270 1500 Fax: 07 3270 1501
Email: info@abcomsure.com.au
AFS Licence No: 241087
ABN: 99 010 699 537

P Blowers
25 Pinewood Street
CALOUNDRA QLD 4551

PAID 21-4-22
NAB \$4,690

PAYMENT DUE: 31/03/2022

**Renewal of Cover
TAX INVOICE I0268236**

Our Reference : COM CIT B9309 0180415/005

Date : 07.03.2022

Class : 360 Commercial Business Pack

Insurer : 360 Commercial Pty Ltd

Policy No. : 360-COM-S020326-03

Period : 31.03.2022 to 31.03.2023

Premium 3,561.72

Underwriting Agency Fee 125.00

Stamp Duty 352.61

Broker Fee 256.35

Premium GST 368.68

Fee GST 25.64

GST Total 394.32

Total Amount \$ 4,690.00

-394.32
=\$4,295.68 ✓

IMPORTANT NOTES

Please see coverage summary attached, that provides an outline of the policy coverage applicable for the Insurance Period.

We ask that you check all details to ensure cover is correct and in accordance with your requirements.

If any of this information is incorrect or incomplete, please contact our office.

Your Insurance Adviser is Paul Mikula

TERMS - 14 DAYS Please forward your remittance to ensure cover. Please refer to your **DISCLOSURE obligations and other important notices overleaf.** Claims must be notified immediately as late notification may cause denial of liability in some instances. Unless we tell you otherwise in writing, we receive commission in addition to any broker fee mentioned above. Please ask us for any further information.

METHODS OF PAYMENT:

Post cheque payments together with this payment slip to:
GPO Box 1476 Brisbane QLD 4001
made payable to Austbrokers Comsure



Billers Code : 342196
Reference : 002682360048

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518



BSB:014-245 Account No:322 639 034
Reference No: I0268236
Pay using Internet Banking by using the Reference No

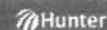


Visit our website to pay using your Visa or Mastercard
www.comsure.com.au/pay-my-bill
Client Ref.: COM CIT B9309 Reference: I0268236

Please note: An Administration Fee inclusive of GST will be charged at 1% for payments by Visa or Mastercard

TOTAL PAYABLE \$ 4,690.00

Pay Monthly



10 Monthly Instalments of \$ 511.35

Please note initial instalment will include an application fee of \$ 60.00

Total Funding Amount \$ 5,173.51

Includes application fee & credit charges

To proceed with your funding and to complete your application, please visit: <https://hpf.online/2p07556g6d>

Application Number: 40634139

Refer overleaf for important information about Hunter and AUB Group



Citycover (Aust) Pty Ltd T/as
Austbrokers Comsure
A.B.N. 99 010 699 537
GPO Box 1476
BRISBANE QLD 4000

Phone: 07 3270 1500
Fax: 07 3270 1501

COVERAGE SUMMARY P Blowers
360 Commercial Business Pack

IMPORTANT NOTICE

We provide our financial services under the terms and conditions noted in our Financial Services Guide and Privacy Collection Notice issued to you. If you do not have one of these documents, please call us on 07 3270 1500 or visit our website. You must read these documents before proceeding and by proceeding you represent and warrant you have received and read it. We are committed to protecting your privacy in accordance with the Privacy Act and the Australian Privacy Principles. Full details about our privacy practices can be found in our Privacy Policy available at our website or by contacting us for a copy. The following is a summary of cover only. For full terms and conditions including definitions, conditions, other limits and exclusions, please refer to your Policy Document or Product Disclosure Statement. We would like to remind you, that if this policy is cancellable and you cancel before the expiry date, we will refund the unused premium less our fee and commission. The Insurer or Agency may also impose a fee on Cancellation. Any errors identified in the summary below must be reported to your Insurance Adviser for amendment.

360 Commercial

The Insured: P Blowers

The Insured's business: Property Owner of Factory/Industrial Tenants:

- 1. Discount Shop - Storage
- 2. Mechanic - including tyre retailing & fitting

The policy form: 360 Commercial Policy Wording 360CPWV522

ASSET PROTECTION Excluding breakdown of equipment

INSURED LOCATIONS

1.	17 Kayleigh Drive		
	QLD BUDERIM 4556		
	Building		\$900,000
	Contents		\$0
	Location limit @120%		\$1,080,000
	Flood		Not Covered
	Interested party		

Insured Location

Unnamed	location limit	\$25,000
Anywhere in Australia	flood	not covered

Cover is included for:

Property in Transit - Limit per shipment	\$25,000
Acquired Property Notification period - 90 days	\$250,000

Cover is included within the locations limits for:

Flood at designated locations for Asset Protection & Business Income Protection (if covered)	combined limit per event	Not Covered
Theft		\$ 100,000
Shade Sails/Cloth of Fabric or Polymer		\$5,000



Office of State Revenue
ABN 90 856 020 239
Phone 1300 300 734
Email landtax@treasury.qld.gov.au
Web www.qld.gov.au/landtax



424192-001 000026(76) 0002
 The Trustee/s for Phil4 Super Fund
 25 Pinewood Street
 CALOUNDRA QLD 4551

PAID NAB NAB
15-1-22
\$ 1,450

Assessment details

The attached land tax summary provides details on how your assessment is calculated. Further information (for example, about exemptions and taxable value) is available at www.qld.gov.au/landtax

Please read the 'Your obligations and entitlements' section of this notice.

Assessment comments

N/A

Mark Jackson

Commissioner of State Revenue

Preferred payment method

See over for more payment options including payments by credit card or instalments.



Bill code: 625178
 Ref: 400009948987

Telephone and Internet Banking—BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings or transaction account.

More info: www.bpay.com.au

*Registered to BPAY Pty Ltd ABN 69 079 137 518

Land tax

Assessment notice 2021-22

for land owned as at midnight 30 June 2021

Issued under the Land Tax Act 2010 and Taxation Administration Act 2001

Issue date 13 October 2021
Payment reference 400009948987
Client number 3767445

Amount payable **\$1,450.00** ✓
 (for this assessment)

Due date 11 January 2022

If you pay late, it will cost you more.

Pay online now!

Your land tax pays for roads, hospitals and other government services right here in Queensland.

Due date 11 January 2022
Payment reference 400009948987

Amount payable **\$1,450.00**
 (for this assessment)

2021 Land Tax Assessment Notice

total=675+675=\$1,350 ✓

24 HOOD ST



7045526030004001621

R04

PEKAJ PTY LTD
25 PINWOOD STREET
CALOUNDRA QLD 4551

PAID 8-7-21
\$675-
NAB.



CUSTOMER NUMBER QUOTE IF YOU CONTACT US	102685125
ASSESSMENT NUMBER THIS CHANGES EVERY YEAR	45048184
ISSUE DATE	9 APR 2021
TOTAL PAYABLE	\$675.00 ✓
INTEREST IS CHARGED ON LATE PAYMENTS	

THIS NOTICE IS ISSUED TO YOU IN YOUR CAPACITY AS TRUSTEE FOR:
PHIL4 SUPER FUND

TWO WAYS TO PAY

1 IN FULL

PAY BY **20 AUG 2021**

Manage your land tax online

- View and pay assessments
- Apply for exemptions
- Update property ownership

sro.vic.gov.au/mylandtaxregister

2 INSTALMENTS

MUST BE SET UP BY 7 MAY 2021

Instalments are **ONLY** payable via the online system, **AutoPay**.

AutoPay allows you to set up automated payments using your credit card or transaction account.

Choose from the following options:

FOUR INSTALMENTS (EQUAL AMOUNTS)	MONTHLY INSTALMENTS	FORTNIGHTLY INSTALMENTS
--	------------------------	----------------------------

sro.vic.gov.au/autopay

Paul Broderick
Paul Broderick
Commissioner of State Revenue

PAY IN FULL BY DUE DATE USING ONE OF THESE PAYMENT METHODS

BPAY®

BPAY Biller Code: 5249
REF: 45048184

Telephone and internet banking
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
bpay.com.au

CARD

Customer No: 102685125
REF: 45048184

Visa or Mastercard only
Pay via our website or phone 13 21 61.
A card payment fee applies.
sro.vic.gov.au/paylandtax

AUSTRALIA POST

Post Billpay **\$675.00**

Pay in-store
Take this notice to any Australia Post.
State Revenue Office (VIC) payment

*382 400 0045048184 0

Statement of lands for period 1 January 2021 to 31 December 2021

Assessment number: 45048184

Lands owned as at midnight 31 December 2020 — Where a property was sold after 31 December, the vendor (seller) is still liable for the land tax. Any adjustment (pro-rata) of the assessed amount is a private arrangement between the buyer and seller.

Item	Address/Municipality	Land ID/References	Single holding tax [*]	Proportional tax ^{**}	Taxable value
1	24 HOOD ST, AIRPORT WEST, 3042 MOONEE VALLEY	011545293 986 L8376	\$675.00	\$675.00	\$450,000
Total taxable value					\$450,000

Penalties for failing to notify of errors and omissions

You must ensure that the information contained in your land tax assessment is correct to avoid penalties. If any land you own is omitted from this assessment or is incorrectly specified as exempt, you must notify us within 60 days of the issue of this assessment. If you have not already, you must also notify us if you hold land as trustee for a trust or if you are an absentee owner. Penalties may apply if you do not make a required notification. You can request an amendment to your assessment or notify us of changes by visiting sro.vic.gov.au/assessment.

Explanation of codes (for details, go to sro.vic.gov.au/codes)

*SINGLE HOLDING TAX

This is the amount of tax you would pay on the one property.

**PROPORTIONAL TAX

This is the tax applicable to the specific land as a proportion of the total land tax liability of your assessment.

BPAY® - Pay Bills

Payment Successful

Your transaction has been successfully processed at Saturday, 18th December 2021 2:28:40 PM AEST.
Transaction Reference Number: 00 026 116 582

Instruction Details

From	SML BUSINESS LINE OF CRE 045618355
Billor Name	STATE REVENUE OFFICE VIC LAND TAX
Billor Code	5249
Customer Reference Number	36130398
Amount	\$675.00 ✓
Timing	Immediate

Information as at: Saturday, 18th December 2021 2:28:44 PM AEST

Pay anyone funds transfer - bank acknowledgement

Bank acknowledgement details

Status: Paid
Confirmation Number: W4629208462
Created: 01/01/22

Your transfer details

From Account: 0084484113830270/084-484 11-383-0270
To Account: Philip Blowers/484-799 045618355
Amount: METWAY 675.00
Description: land tax reimbursm
Remitter Name: phil b
Transfer date: 01/01/22

Payment notification

No SMS payment notification selected

End of Report

Date 01/01/22 Time 12:39
National Australia Bank Limited A.B.N. 12 004 044 937

*POSSIBLY PAID TWICE
CHECK WHEN NEXT BILL COMES
+ ASK FOR CREDIT*



Tax Invoice

Invoice No: 00031174
Date: 20/08/2021
Terms: Net 7
Order No:

Bill To:

Pekaj Pty Ltd
 17 Kayleigh Drive
 Buderim QLD 4556

17 Kayleigh Drive, Buderim

total=100+1160+510+19890.91=\$21,660.91 ✓

DESCRIPTION	AMOUNT
This invoice is for the annual testing of the backflow device at the above address. A copy of the test results has been submitted to the local council and a copy has been issued with this invoice for your future reference.	\$110.00
<p>PAID 7-10-21 \$110 NAB</p>	

This total has all labour, materials and travel inclusive.

Please make all cheques payable to Skipper Family Trust and post to PO Box 933 Coolumb Beach QLD 4573.

Direct Deposits: ANZ BANK - BSB # - 014 556 ACC # - 4919 17189.

Visa or MasterCard - Please phone our office on 07 5351 1003. A fee of 1.25% + GST applies for all credit card transactions.

If you have been satisfied with our services, please let us know by leaving a review at www.facebook.com/skipperplumbing.

SubTotal Exc GST:	\$100.00 ✓
GST:	\$10.00
Total Inc GST:	\$110.00
Amount Applied:	\$0.00
Balance Due:	\$110.00

Note : This is a claim under Chapter 3 of the Building Industry Fairness (Security of Payment) Act 2017. Any costs incurred to reclaim this debt will be added to the sum outstanding.

M 0414 778 559 F 07 53511003 PO Box 933 Coolumb Beach Q 4573 BSA 1111237 Plumber Lic 18729
 E info@skipperplumbing.com Admin: admin@skipperplumbing.com Work Orders workorders@skipperplumbing.com

• Domestic & Commercial Plumbing Maintenance • Renovations • Backflow Prevention & testing



TAX INVOICE

Philip Blowers

Invoice Date
12 Oct 2021

Invoice Number
INV-0063

ABN
11 648 018 099

Beached Plumbing &
Drainage Pty Ltd
Unit 1 15 Broadwater Ave
MAROOCHYDORE QLD
4558.
Mobile: 0439 044 414
Email:
bpd.sammy@gmail.com

Description	Quantity	Unit Price	GST	Amount AUD
17 Kayleigh Drive Maroochydore	1.00	1,160.00	10%	1,160.00
Water Mains Leak under slab in front of shed doors.				
Stromwater was checked with CCTV camera and has no leaks, leak was coming from mains water in to factory.				
Leak detection found leak in front of sliding doors.				
Leak has been found and has been fixed and re concreted by plumber.				
Labour @ \$240				
Concrete Cutters @ \$220				
Leak Detection @ \$300				
Materials @ \$200				
			Subtotal	1,160.00 ✓
			TOTAL GST 10%	116.00
			TOTAL AUD	1,276.00

*PAID
12-10-21
NAB
\$1,276.00*

Due Date: 13 Oct 2021

Terms 7 days from Invoice.

Bank details:

Beached Plumbing & Drainage Pty Ltd

BSB 124-001 Account 23159912

Send remittance to bpd.sammy@gmail.com



PAID
16-10-21
\$ 561.00
KATELICH LIGHTS
NAB

TAX INVOICE

Phil Blowers Builder
25 Pinewood Street
Caloundra
QLD 4551
Australia

Site
4/17 Kayleigh Drive,
Buderim

Invoice Date
13 October 2021

Due Date
20 October 2021

Invoice No
IV00847

Tax Number
ABN
65448168084

Robon Electrical
0408 998 502
pirelectric@gmail.com
PO Box 1508
Caloundra
4551
Contractors Lic: 65117
Electrical Lic: 135512
Refrigeration Lic: L103378

Electrical work done:
Supply & Install new High Bay light fittings in Unit 4

Description	Quantity	Unit Price	Amount
High Bay Light fitting	2	195.00	390.00
Installation & materials	1	120.00	120.00
		Subtotal	510.00 ✓
		Total GST	51.00
		Total AUD	561.00

Payment Detail: BSB: 064 836 Cheque Acc: 103 03 489

I certify that the electrical work listed has been tested to ensure the work is electrically safe, and such work complies with the requirements of the Electrical Safety Act 2002 Thank You for your business.

Please contact us with any questions regarding this invoice.

CHECK THE ON LOCK UP



TAX INVOICE

Phil Blowers
25 Pinewood Street
CALOUNDRA QLD 4551

Invoice Date
03 Nov 2021

Ascent Building Solutions Pty Ltd
57 Caloundra St
LANDSBOROUGH QLD 4550
AUSTRALIA

Invoice Number
ABS-001548

Order/Reference/Rep
J15330 JH

ABN
72 112 125 041

Description	Quantity	Amount AUD
Roof maintenance works	1.00	11,438.18
Remove and replace fascia and soffit cladding	1.00	8,452.73
Delivery Address 17 Kayleigh Drive, Maroochydore		
	Subtotal	19,890.91 ✓
	Total GST 10%	1,989.09
	Invoice Total AUD	21,880.00

Bank Details:
Ascent Building Solutions Pty Limited.
ANZ BSB: 014 507 ACC: 309 128 598

Please reference your invoice number when making a payment.
A 1.5% surcharge applies for all Credit Card Payments.
Please note that we do not accept American Express (AMEX).

Due Date: 24 Nov 2021

*TRANSFER FROM
NAB TO
s/c
KAYLEIGH DRIVE
ROOF SURROUNDS. ~~PAID~~ PAID
8-11-21
s/c
\$21,880*



Unitywater
Serving you today,
investing in tomorrow.

PAID
27-8-21
NAB
\$481.86

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

000145 002



Pekaj Pty Ltd as TTE
25 Pinewood St
LITTLE MOUNTAIN QLD 4551

Account number 99685728

Payment reference 0996 8572 80

Property 17 Kayleigh Dr, BUDERIM, QLD

Bill number 7121921087

Billing period 07 May 2021
84 days to 29 Jul 2021

Issue date 6 Aug 2021

Approximate date 28 Oct 2021
of next meter reading

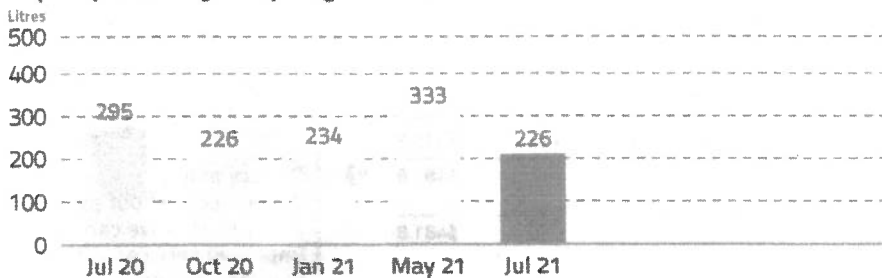
total=481.86+1011.59+552.95+552.28=\$2,598.68✓

Your account activity

Your last bill	−	Payments/ adjustments	=	Balance	+	New charges	=	Total due	\$481.86 ✓
\$607.19		\$607.19		\$0.00		\$481.86		Due date	6 Sep 2021

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

Compare your average daily usage over time



Locking in prices to keep bills low

See how far your money goes

Read the information with your bill to find out more about your 2021-22 pricing

Easy ways to pay For other payment options - see over



BPAY*
Billers Code: 130393
Ref: 0996 8572 80

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account. Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518



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



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000086 002



Pekaj Pty Ltd as TTE
25 Pinewood St
LITTLE MOUNTAIN QLD 4551

*PAID DEC 13/21
NAB \$1,011.59*

WATER AND SEWERAGE YOUR BILL

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

Account number	99685728
Payment reference	0996 8572 80
Property	17 Kayleigh Dr, BUDERIM, QLD

Bill number	7122270958
Billing period	30 Jul 2021 91 days to 28 Oct 2021
Issue date	10 Nov 2021
Approximate date of next meter reading	27 Jan 2022

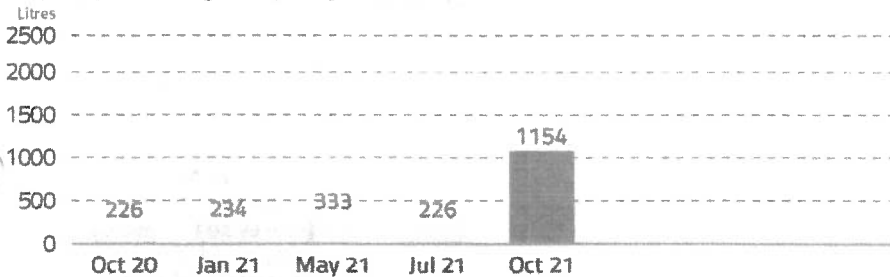
*WATER LEAK WAS FIXED
CHARGE TENANTS \$481 AS
LAST BILL WAS.*

Your account activity

Your last bill \$481.86	-	Payments/ adjustments \$481.86	=	Balance \$0.00	+	New charges \$1,011.59	=	Total due \$1,011.59	✓
								Due date 10 Dec 2021	

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

Compare your average daily usage over time



WATER RESTRICTIONS COULD BE COMING THIS SUMMER

As dam levels drop, we need more Local Water Legends to help save water – act now.

Find out more at unitywater.com/restrictions-at-work



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BPAY®
Biller Code: 130393
Ref: 0996 8572 80

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

Find out more at bpay.com.au

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Find out more at unitywater.com/smoothpay



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000248 002



Pekaj Pty Ltd as TTE
25 Pinewood St
LITTLE MOUNTAIN QLD 4551

PAID
19-3-22
\$552.95

NAB

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99685728
Payment reference	0996 8572 80
Property	17 Kayleigh Dr, BUDERIM, QLD

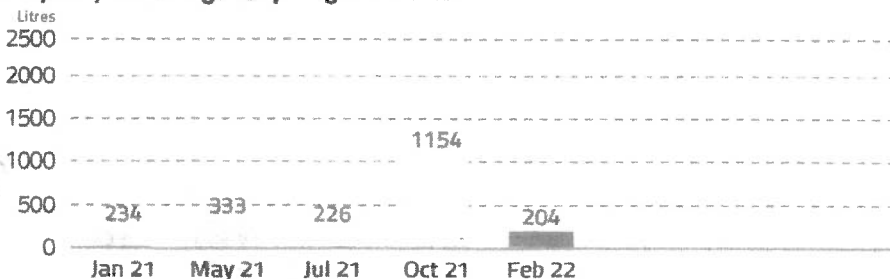
Bill number	7122600927
Billing period	29 Oct 2021 98 days to 3 Feb 2022
Issue date	9 Feb 2022
Approximate date of next meter reading	3 May 2022

Your account activity

Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$552.95
\$1,011.59	\$1,011.59	\$0.00	\$552.95	Due date	11 Mar 2022

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

Compare your average daily usage over time



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero,
a global movement to reduce carbon emissions to zero.

[Find out more](#)

unitywater.com/sustainability

Easy ways to pay For other payment options - see over



BPAY[®]

Bill Code: 130393

Ref: 0996 8572 80

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to pay from your cheque, savings, debit,
credit card or transaction account.

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unitywater.com to set up
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bank account or credit card or
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the year with regular fortnightly or
monthly payments, interest free.

Find out more at
unitywater.com/smoothpay



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PAID 18/6/22

\$ 552.28

NAB

000222 002



Pekaj Pty Ltd as TTE
25 Pinewood St
LITTLE MOUNTAIN QLD 4551



WATER AND SEWERAGE YOUR BILL

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

Account number	99685728
Payment reference	0996 8572 80
Property	17 Kayleigh Dr, BUDERIM, QLD

Bill number	7122944636
Billing period	04 Feb 2022 95 days to 9 May 2022
Issue date	12 May 2022
Approximate date of next meter reading	27 Jul 2022

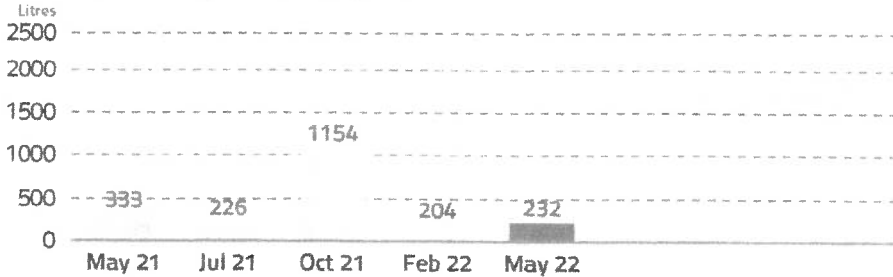
Your account activity

Your last bill \$552.95	-	Payments/ adjustments \$551.73	=	Balance \$1.22	+	New charges \$551.06	=	Overdue \$1.21
								Total due* \$552.28
								New charges due 13 Jun 2022

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

* Includes overdue amount

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BPAY[®]

Biller Code: 130393

Ref: 0996 8572 80

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to pay from your cheque, savings, debit,
credit card or transaction account.

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bank account or credit card or
call us for assistance.

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the year with regular fortnightly or
monthly payments, interest free.

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unitywater.com/smoothpay

Raine & Horne. Commercial

29th April 2022

Pekaj Pty Ltd atf
Via Email

Dear Philip & Jennifer Blowers

RE: APPRAISAL OF VALUE
Units 1,2, 3 and 4/17 Kayleigh Drive Maroochydore ✓

As requested, your request for an appraisal has been prepared for Crossley Life Pty Ltd for the following property: -

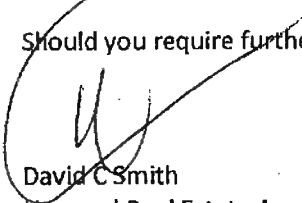
Property Address:	Unit 1, 2, 3 and 4 / 17 Kayleigh Drive Maroochydore
Real Property Description:	Lot 45 on RP No. 169519
Owner:	Pekaj Pty Ltd
Zoning:	Industrial
Local Authority:	Sunshine Coast Regional Council
Land Area:	1,200m ²

Based on the current annual rental of \$57,567.78

As at the 30th June 2021 the appraised market value would be \$852,856. ✓

Whilst this is not a registered valuation, it is an appraisal of value based on my knowledge of the industry having been involved in Commercial and Industrial Sales and Leasing on the Sunshine Coast for the past 41 years.

Should you require further information or clarification of the appraisal please call to discuss.


David C Smith
Licensed Real Estate Agent and
Director of Sales and Leasing
Mobile: 0412 712 680

Suite 215 Kon Tiki Business Centre
Level 2, Building 1
55 Plaza Parade
MAROOCHYDORE QLD 4558

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	16012194	Search Date:	14/06/2023 13:22
Date Title Created:	04/07/1980	Request No:	44742593
Previous Title:	15907072		

ESTATE AND LAND

Estate in Fee Simple

LOT 45 REGISTERED PLAN 169519
 Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 715059620 30/04/2013

PEKAJ PTY LTD A.C.N. 151 292 992
 UNDER INSTRUMENT 715059620

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 14626037 (POR 365)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Nelson Alexander

Commercial

187 Gertrude Street
Fitzroy 3065

Wednesday, April 20, 2022

Philip Blowers
Via e-mail: philip.blowers@gmail.com

Dear Phil,

Re Market Appraisal
24 Hood Street Airport West 3042 ✓

Further to your request for a market appraisal for the above-mentioned property please find the details outlined below.

In assessing the value, I have considered all comparable sales within the area and incorporated the current buyer sentiment in the market place. Obviously these values may change with varied market conditions, including interest rate policy and supply and demand.

Land Size: 700sqm approx.

Building Size: 580sqm approx.

Zoning: Commercial 2 Zone

Market Rent: \$35,000 - \$40,000 pa

Market Value: \$800,000 - \$880,000 **Median of \$800,000 and \$880,000 = \$840,000 ✓**

Should you wish to discuss any aspect of this opinion, please do not hesitate to contact me personally.

Yours Sincerely

Kristian Lunardi
Partner
M: 0401 810 556

* Disclaimer

This report has been prepared solely for your information and is not intended for any third party. Although every care has been taken in arriving at this figure, it is an opinion only and not to be taken as a sworn valuation.

nelsonalexander.com.au

Nelson Alexander Pty. Ltd.
ABN 39 631 834 483
Licensed Estate Agent | REIV Member

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

Page 1 of 1

VOLUME 05544 FOLIO 636

Security no : 124106842581N
Produced 14/06/2023 01:11 PM

LAND DESCRIPTION

Lot 986 on Plan of Subdivision 008376.
PARENT TITLE Volume 05072 Folio 331
Created by instrument 1414518 23/05/1929

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

PEKAJ PTY LTD of 25 PINWOOD STREET CALOUNDRA QLD 4551
AR161220Q 22/06/2018

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1414518 23/05/1929

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 LP008376 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: 24 HOOD STREET AIRPORT WEST VIC 3042

DOCUMENT END



NAB Cash Manager

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

002/000735



PEKAJ PTY LTD ATF PHILA SUPER FUND
25 PINWOOD ST
LITTLE MOUNTAIN QLD 4551

Account Balance Summary

Opening balance	\$314,764.81	Cr
Total credits	\$27,718.88	
Total debits	\$12,464.13	
Closing balance	\$330,019.56	Cr

Statement starts **21 June 2022**
Statement ends **20 September 2022**

Outlet Details

Caloundra
Shop B1, Stockland Shopping Centre
47 Bowman Rd, Caloundra Qld 4551

Account Details

PEKAJ PTY LTD ATF PHILA SUPER FUND ✓
BSB number 084-484
Account number 11-383-0270 ✓

Lending Investment & Insurance Enquiries

Banker Caloundra Prem 4484 B
Telephone number (07) 5437 0800

Transaction Details

Date	Particulars	Debits	Credits	Balance
				314,764.81 Cr
21 Jun 2022	Brought forward			
27 Jun 2022	Online T2713021443 shed 3			
	Vas Auto Service.....		1,558.65	
	Online W2754021138 Workshop Rent			
	NAB Transfer.....		3,238.58	
	Discounts Galore Unit			
	May Rental.....		2,519.02	
	Internet Transfer inv1019069 pekaj.....	2,588.86		319,492.20 Cr
28 Jun 2022	24 Hood St Fitzroy Branch			
	078015.....		3,315.17	322,807.37 Cr
30 Jun 2022	Interest.....		12.98	322,820.35 Cr ✓

Monthly Transaction Summary		Number	Unit Cost	Fee
	Internet Transfer Non-NAB	1	\$0.00	\$0.00
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

The Following Information Concerning This Account Is
Provided To Assist In Preparing Your 2021/22 Tax Return
Credit Interest Paid - 2021/22 Financial Year 147.62
Resident Withholding Tax - 2021/22 Financial Year 0.00
If You Have Any Queries, Please Call The Account Enquiries
Number On The Top Of This Statement.

	Internet Bpay Asic			322,544.35 Cr
	2291512929921	276.00		322,263.85 Cr
25 Jul 2022	Internet Transfer pekaj.....	280.50		322,263.85 Cr
	Carried forward			

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			295,658.85 Cr
	Vas Auto Service.....		1,558.65	
	Online K9599785655 Workshop Rent			
	NAB Transfer.....		3,238.58	300,456.08 Cr
28 Apr 2022	Discounts Galore March rental			
	Unit 4.....		2,519.02	302,975.10 Cr
29 Apr 2022	Interest.....		11.96	302,987.06 Cr
2 May 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	2	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

				302,987.06 Cr
3 May 2022	24 Hood St Fitzroy Branch			
	078015.....		2,275.36	305,262.42 Cr
26 May 2022	Online Q1048514418 shed 3			
	Vas Auto Service.....		1,558.65	
	Online E0575544482 Workshop Rent			
	NAB Transfer.....		3,238.58	
	Discounts Galore Unit 4			
	April Payment.....		2,519.02	312,578.67 Cr
31 May 2022	Interest.....		13.42	
	24 Hood St Fitzroy Branch			
	078015.....		2,725.00	315,317.09 Cr
20 Jun 2022	Internet Bpay Unitywater			
	0996857280.....	552.28		314,764.81 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.



NAB Cash Manager

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

Account Balance Summary

Opening balance	\$300,320.02	Cr
Total credits	\$29,744.52	
Total debits	\$15,299.73	
Closing balance	\$314,764.81	Cr

Statement starts **19 March 2022**

Statement ends **20 June 2022**

002/000021



PEKAJ PTY LTD ATF PHILA SUPER FUND
25 PINWOOD ST
LITTLE MOUNTAIN QLD 4551

Outlet Details

Caloundra
Shop B1, Stockland Shopping Centre
47 Bowman Rd, Caloundra Qld 4551

Account Details

PEKAJ PTY LTD ATF PHILA SUPER FUND
BSB number 084-484
Account number 11-383-0270

Lending Investment & Insurance Enquiries

Banker Caloundra Prem 4484 B
Telephone number (07) 5437 0800

Transaction Details

Date	Particulars	Debits	Credits	Balance
19 Mar 2022	Brought forward			300,320.02 Cr
21 Mar 2022	Discounts Galore Unit 4			
	Feb Rental.....		2,519.02	
	Internet Bpay Unitywater			
	0996857280	552.95		302,286.09 Cr
25 Mar 2022	Internet Bpay Unitywater			
	0001978865.....	540.50		
	Internet Bpay Tax Office Payments			
	822465830397660.....	5,342.00		296,403.59 Cr
28 Mar 2022	Online V6871294288 shed 3			
	Vas Auto Service.....		1,558.65	
	Online T6238214949 Workshop Rent			
	NAB Transfer.....		3,238.58	301,200.82 Cr
29 Mar 2022	24 Hood St Fitzroy Branch			
	078015.....		2,216.78	303,417.60 Cr
31 Mar 2022	Interest.....		12.75	303,430.35 Cr
1 Apr 2022				
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00
				303,430.35 Cr
11 Apr 2022	Reimbur Unitywater Bank Of Qld			
	080260.....		540.50	
	Internet Bpay Tax Office Payments			
	822465830397660.....	3,622.00		300,348.85 Cr
22 Apr 2022	Internet Bpay Austbrokers Comsure			
	002682360048.....	4,690.00		295,658.85 Cr
26 Apr 2022	Online M6571585744 shed 3			
	Carried forward			295,658.85 Cr

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			312,156.20 Cr
	400009948987.....	1,450.00		
27 Jan 2022	Internet Transfer re reimburse roof.....	21,880.00		288,826.20 Cr
	Online R9105515372 shed 3			
	Vas Auto Service.....		1,481.83	
	Online C9567278397 Workshop Rent			
31 Jan 2022	NAB Transfer.....		3,079.47	293,387.50 Cr
	Interest.....		12.79	
	Discounts Galore Unit 4			
	Rental Jan 2022.....		2,519.02	295,919.31 Cr
1 Feb 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Transfer Non-NAB	2	\$0.00	\$0.00
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

				295,919.31 Cr
21 Feb 2022	Internet Bpay Sunshine Coast Cncl			
	178243.....	2,561.57		293,357.74 Cr
23 Feb 2022	U1 2 3 17 Kayleigh Albertus Gerber			
	128594.....		235.93	293,593.67 Cr
28 Feb 2022	Interest.....		11.33	
	Online V5168414264 shed 3			
	Vas Auto Service.....		1,558.65	
	Online J5197715938 Workshop Rent			
	NAB Transfer.....		3,238.58	298,402.23 Cr
1 Mar 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

				298,402.23 Cr
2 Mar 2022	24 Hood St Fitzroy Branch			
	078015.....		1,917.79	300,320.02 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

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07172/01/M000028/5000055/T000110



NAB Cash Manager

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

Account Balance Summary

Opening balance	\$302,809.90	Cr
Total credits	\$24,076.69	
Total debits	\$26,566.57	
Closing balance	\$300,320.02	Cr

Statement starts 21 December 2021
Statement ends 18 March 2022

002/000028



PEKAJ PTY LTD ATF PHILA SUPER FUND
 25 PINWOOD ST
 LITTLE MOUNTAIN QLD 4551

Outlet Details

Caloundra
 Shop B1, Stockland Shopping Centre
 47 Bowman Rd, Caloundra Qld 4551

Account Details

PEKAJ PTY LTD ATF PHILA SUPER FUND
 BSB number 084-484
 Account number 11-383-0270

Lending Investment & Insurance Enquiries

Banker Caloundra Prem 4484 B
 Telephone number (07) 5437 0800

For Your Information

NAB is aware that Australians are being targeted with investment scams promising lucrative returns. Some investment scams may impersonate NAB. Be wary of any opportunity promoting significant returns in short time frames. Before transferring any money to an investment company, check the Australian Securities and Investments Commission's (ASIC) list of companies that you shouldn't deal with at moneysmart.gov.au/companies-you-should-not-deal-with. If you believe that you've paid money to an investment scam, please contact NAB on 13 22 65 and say, "Fraud Assist". Learn how to protect yourself at nab.com.au/security.

Transaction Details

Date	Particulars	Debits	Credits	Balance
21 Dec 2021	Brought forward			302,809.90 Cr
29 Dec 2021	Online G1196755870 shed 3			
	Vas Auto Service.....		1,481.83	
	Online Y3590218621 Workshop Rent			
	NAB Transfer.....		3,079.47	307,371.20 Cr
31 Dec 2021	Interest.....		12.89	
	Discounts Galore Unit 4			
	Rental Dec 21.....		2,393.22	309,777.31 Cr
4 Jan 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

	Internet Transfer land tax reimbursm.....	675.00		309,102.31 Cr
11 Jan 2022	24 Hood St Fitzroy Branch			
	078015.....		3,053.89	312,156.20 Cr
17 Jan 2022	Internet Bpay Osr Qld Land Tax 1			
	Carried forward			312,156.20 Cr

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			292,058.12 Cr
<hr/>				
16 Nov 2021	24 Hood St Fitzroy Branch 078015.....		2,402.75	294,460.87 Cr
26 Nov 2021	Online K4386264066 shed 3 Vas Auto Service.....		1,481.83	
	Online C9380906983 Workshop Rent NAB Transfer.....		3,079.47	299,022.17 Cr
29 Nov 2021	Discounts Galore Unit 4 Rental Oct Nov.....		4,786.44	303,808.61 Cr
30 Nov 2021	Interest.....		12.88	303,821.49 Cr
13 Dec 2021	Internet Bpay Unitywater 0996857280.....	1,011.59		302,809.90 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.



NAB Cash Manager

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

Account Balance Summary

Opening balance	\$281,791.18	Cr
Total credits	\$29,674.31	
Total debits	\$8,655.59	
Closing balance	\$302,809.90	Cr

Statement starts 21 September 2021
Statement ends 20 December 2021

002/000014



PEKAJ PTY LTD ATF PHIL4 SUPER FUND
 25 PINWOOD ST
 LITTLE MOUNTAIN QLD 4551

Outlet Details

Caloundra
 Shop B1, Stockland Shopping Centre
 47 Bowman Rd, Caloundra Qld 4551

Account Details

PEKAJ PTY LTD ATF PHIL4 SUPER FUND
 BSB number 084-484
 Account number 11-383-0270

Lending Investment & Insurance Enquiries

Banker Caloundra Prem 4484 B
 Telephone number (07) 5437 0800

Transaction Details

Date	Particulars	Debits	Credits	Balance
21 Sep 2021	Brought forward			281,791.18 Cr
21 Sep 2021	24 Hood St Fitzroy Branch 078015.....		1,734.25	283,525.43 Cr
24 Sep 2021	Discounts Galore Unit No 4 August Rental.....		2,393.22	285,918.65 Cr
27 Sep 2021	Online M8283725796 shed 3 Vas Auto Service.....		1,481.83	
	Online R5898467968 Workshop Rent NAB Transfer.....		3,079.47	290,479.95 Cr
30 Sep 2021	Interest.....		11.64	290,491.59 Cr
5 Oct 2021	24 Hood St Fitzroy Branch 078015.....		2,244.42	292,736.01 Cr
7 Oct 2021	Internet Transfer kayleigh backflow.....	110.00		292,626.01 Cr
12 Oct 2021	Internet Transfer inv63 kayleigh lea.....	1,276.00		291,350.01 Cr
18 Oct 2021	Internet Transfer kayleigh lights.....	561.00		290,789.01 Cr
26 Oct 2021	Online A2698968749 shed 3 Vas Auto Service.....		1,481.83	
	Online Y8183248592 Workshop Rent NAB Transfer.....		3,079.47	295,350.31 Cr
29 Oct 2021	Interest.....		11.59	
	Discounts Galore Unit 4 Sep.....		2,393.22	
	Internet Bpay Tax Office Payments 822465830397660.....	5,697.00		292,058.12 Cr
1 Nov 2021				
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Transfer Non-NAB	3	\$0.00	\$0.00
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00
	Carried forward			292,058.12 Cr

354/72.01.M000014/S000024/T000047

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			279,207.06 Cr
	45048184.....	675.00		278,532.06 Cr
16 Jul 2021	Internet Bpay Tax Office Payments 590369630904860.....	101.00		
	Internet Bpay Tax Office Payments 822465830397660.....	7,561.00		270,870.06 Cr
23 Jul 2021	Internet Bpay Sunshine Coast Cncl 178243.....	2,561.57		268,308.49 Cr
26 Jul 2021	Online N5930284776 shed 3 Vas Auto Service.....		1,481.83	
	Online T5947966629 Workshop Rent NAB Transfer.....		3,079.47	272,869.79 Cr
27 Jul 2021	24 Hood St Fitzroy Branch 078015.....		2,425.34	275,295.13 Cr
30 Jul 2021	Interest.....		11.29	275,306.42 Cr
2 Aug 2021	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	4	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

				275,306.42 Cr
26 Aug 2021	Online T6703908479 shed 3 Vas Auto Service.....		1,481.83	
	Online Q9924444057 Workshop Rent NAB Transfer.....		3,079.47	279,867.72 Cr
27 Aug 2021	Internet Bpay Unitywater 0996857280.....	481.86		279,385.86 Cr
31 Aug 2021	Interest.....		12.10	
	Discounts Galore Unit 4 July Rental.....		2,393.22	281,791.18 Cr
1 Sep 2021	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

				281,791.18 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
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263772/01/N/000014/S000033/7000066


NAB Cash Manager

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

Account Balance Summary

Opening balance	\$270,044.18	Cr
Total credits	\$23,675.43	
Total debits	\$11,928.43	
Closing balance	\$281,791.18	Cr

Statement starts 19 June 2021
Statement ends 20 September 2021

002/000014


 PEKAJ PTY LTD ATF PHILA SUPER FUND
 25 PINWOOD STREET
 LITTLE MOUNTAIN QLD 4551

Outlet Details

 Caloundra
 Shop B1, Stockland Shopping Centre
 47 Bowman Rd, Caloundra Qld 4551

Account Details

 PEKAJ PTY LTD ATF PHILA SUPER FUND
 BSB number 084-484
 Account number 11-383-0270

Lending Investment & Insurance Enquiries

 Banker Caloundra Prem 4484 B
 Telephone number (07) 5439 4897

Transaction Details

Date	Particulars	Debits	Credits	Balance
19 Jun 2021	Brought forward			270,044.18 Cr
21 Jun 2021	Internet Bpay Asic 2291512929921.....	273.00		
	Internet Transfer inv 1015678 kim j.....	275.00		269,496.18 Cr
22 Jun 2021	24 Hood St Fitzroy Branch 078015.....		2,745.24	272,241.42 Cr
28 Jun 2021	Online X4877268874 shed 3 Vas Auto Service.....		1,481.83	
	Online N5263928001 Workshop Rent NAB Transfer.....		3,079.47	276,802.72 Cr
30 Jun 2021	Interest.....		11.12	276,813.84 Cr
1 Jul 2021				

Monthly Transaction Summary	Number	Unit Cost	Fee
Internet Transfer Non-NAB	1	\$0.00	\$0.00
Internet Bpay	2	\$0.00	\$0.00
Total Transaction Fees			\$0.00
Less Transaction Rebate			\$0.00
Transaction Fees Less Rebate			\$0.00
Account Service Fee			\$0.00
Fee Charged			\$0.00

 The Following Information Concerning This Account Is
 Provided To Assist In Preparing Your 2020/21 Tax Return
 Credit Interest Paid - 2020/21 Financial Year 121.00
 Resident Withholding Tax - 2020/21 Financial Year 0.00
 If You Have Any Queries, Please Call The Account Enquiries
 Number On The Top Of This Statement.

8 Jul 2021	Discounts Galore Unit 4 June.....		2,393.22	
	Internet Bpay Srovic Land Tax Carried forward			279,207.06 Cr



Income tax 551

Date generated	12 June 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$17.55 CR

Transactions

7 results found - from **12 June 2021** to **12 June 2023** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
19 Sep 2022	30 Jun 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$716.75		\$716.75 DR
3 Oct 2022	1 Oct 2020	General interest charge			\$716.75 DR
14 Oct 2022	13 Oct 2022	Payment received		\$606.75	\$110.00 DR
1 Nov 2022	1 Nov 2022	General interest charge			\$110.00 DR
16 Dec 2022	27 Oct 2022	Payment transferred in from Integrated Client Account Activity Statement Payment		\$110.00	\$0.00
16 Dec 2022	1 Nov 2022	General interest charge			\$0.00
12 Jun 2023	30 Jun 2022	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$17.55	\$17.55 CR

2021 tax payable =716.75-17.55=\$699.20
SMSF levy = (259)
balance per TB =\$440.20





Activity statement 001

Date generated	08 June 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

total PAYG I paid = \$3,120 x 4 = \$12,480 ✓

Transactions

22 results found - from 08 June 2021 to 08 June 2023 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
19 Jul 2021	16 Jul 2021	Payment received		\$7,561.00	\$7,671.00 CR
26 Jul 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21	\$7,561.00		\$110.00 CR
26 Jul 2021	28 Jul 2021	- GST	\$2,507.00		
26 Jul 2021	28 Jul 2021	- PAYG Instalments	\$5,054.00		
1 Nov 2021	29 Oct 2021	Payment received		\$5,697.00	\$5,807.00 CR
8 Nov 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21	\$5,697.00		\$110.00 CR
8 Nov 2021	28 Oct 2021	- GST	\$2,577.00		
8 Nov 2021	28 Oct 2021	- PAYG Instalments	\$3,120.00 ✓		
9 Nov 2021	9 Nov 2021	General interest charge			\$110.00 CR
28 Mar 2022	25 Mar 2022	Payment received		\$5,342.00	\$5,452.00 CR
1 Apr 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21	\$5,342.00		\$110.00 CR
1 Apr 2022	28 Feb 2022	- GST	\$2,222.00		
1 Apr 2022	28 Feb 2022	- PAYG Instalments	\$3,120.00 ✓		
3 Apr 2022	1 Apr 2022	General interest charge			\$110.00 CR
12 Apr 2022	11 Apr 2022	Payment received		\$3,622.00	\$3,732.00 CR
19 Apr 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22	\$3,622.00		\$110.00 CR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
19 Apr 2022	28 Apr 2022	- GST	\$502.00		
19 Apr 2022	28 Apr 2022	- PAYG Instalments	\$3,120.00	✓	
13 Sep 2022	12 Sep 2022	Payment received		\$5,313.00	\$5,423.00 CR
15 Sep 2022	19 Sep 2022	Original Activity Statement for the period ending 30 Jun 22	\$5,313.00		\$110.00 CR
15 Sep 2022	19 Sep 2022	- GST	\$2,193.00		
15 Sep 2022	19 Sep 2022	- PAYG Instalments	\$3,120.00	✓	
28 Oct 2022	27 Oct 2022	Payment received		\$5,673.00	\$5,783.00 CR
3 Nov 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22	\$5,673.00		\$110.00 CR
3 Nov 2022	28 Oct 2022	- GST	\$2,490.00		
3 Nov 2022	28 Oct 2022	- PAYG Instalments	\$3,183.00		
4 Nov 2022	4 Nov 2022	General interest charge			\$110.00 CR
16 Dec 2022	27 Oct 2022	Payment transferred to Income Tax Account Income Tax	\$110.00		\$0.00
2 Mar 2023	1 Mar 2023	Payment received		\$6,312.00	\$6,312.00 CR
9 Mar 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22	\$6,312.00		\$0.00
9 Mar 2023	28 Feb 2023	- GST	\$2,897.00		
9 Mar 2023	28 Feb 2023	- PAYG Instalments	\$3,415.00		
10 Mar 2023	10 Mar 2023	General interest charge			\$0.00
28 Apr 2023	27 Apr 2023	Payment received		\$6,163.00	\$6,163.00 CR
3 May 2023	28 Apr 2023	Original Activity Statement for the period ending 31 Mar 23	\$6,163.00		\$0.00
3 May 2023	28 Apr 2023	- GST	\$2,864.00		
3 May 2023	28 Apr 2023	- PAYG Instalments	\$3,299.00		
4 May 2023	4 May 2023	General interest charge			\$0.00

Phil4 Super Fund
ABN: 82 246 583 039
Activity Statement Preparation Report - Detail
For the period 1 July 2021 to 30 June 2022

GST Detail

Description	Return Item	Gross (Inc GST)	GST
Income (GST Collected)			
Sales Detail			
INTERNET TRANSFER ONLINE T5947966629 WORKSHOP R		3,079.47	279.95
INTERNET TRANSFER ONLINE Q9924444057 WORKSHOP F		3,079.47	279.95
INTERNET TRANSFER ONLINE R5898467968 WORKSHOP F		3,079.47	279.95
INTERNET TRANSFER ONLINE Y8183248592 WORKSHOP F		3,079.47	279.95
INTERNET TRANSFER ONLINE C9380906983 WORKSHOP F		3,079.47	279.95
INTERNET TRANSFER ONLINE Y3590218621 WORKSHOP F		3,079.47	279.95
INTERNET TRANSFER ONLINE C9567278397 WORKSHOP F		3,079.47	279.95
INTERNET TRANSFER ONLINE J5197715938 WORKSHOP R		3,238.58	294.42
INTERNET TRANSFER ONLINE T6238214949 WORKSHOP R		3,238.58	294.42
INTERNET TRANSFER ONLINE K9599785655 WORKSHOP F		3,238.58	294.42
INTERNET TRANSFER ONLINE E0575544482 WORKSHOP F		3,238.58	294.42
INTERNET TRANSFER ONLINE W2754021138 WORKSHOP F		3,238.58	294.42
Credit interest		11.29	0.00
Credit interest		12.10	0.00
Credit interest		11.64	0.00
Credit interest		11.59	0.00
Credit interest		12.88	0.00
Credit interest		12.89	0.00
Credit interest		12.79	0.00
Credit interest		11.33	0.00
Credit interest		12.75	0.00
Credit interest		11.96	0.00
Credit interest		13.42	0.00
Credit interest		12.98	0.00
U1 2 3 17 KAYLEIGHALBERTUS GERBER 128594		235.93	21.45
INTERNET TRANSFER ONLINE T6703908479 shed 3 VAS AU		1,481.83	134.71
Discounts Galore Unit 4 June		2,393.22	217.57
INTERNET TRANSFER ONLINE M8283725796 shed 3 VAS AL		1,481.83	134.71
INTERNET TRANSFER ONLINE N5930284776 shed 3 VAS AL		1,481.83	134.71
Discounts Galore UNIT 4 July Rental		2,393.22	217.57
Discounts Galore Unit 4 April Payment		2,519.02	229.00
Discounts Galore UNIT May Rental		2,519.02	229.00
Discounts Galore UNIT No 4 August Rental		2,393.22	217.57
INTERNET TRANSFER ONLINE A2698968749 shed 3 VAS AL		1,481.83	134.71
Discounts Galore Unit 4 Sep		2,393.22	217.57
INTERNET TRANSFER ONLINE K4386264066 shed 3 VAS AL		1,481.83	134.71
Discounts Galore UNIT 4 Rental OCT Nov		4,786.44	435.13
INTERNET TRANSFER ONLINE G1196755870 shed 3 VAS AL		1,481.83	134.71
Discounts Galore UNIT 4 Rental Dec 21		2,393.22	217.57
INTERNET TRANSFER ONLINE R9105515372 shed 3 VAS AL		1,481.83	134.71
Discounts Galore UNIT 4 Rental Jan 2022		2,519.02	229.00
Discounts Galore UNIT 4 Feb Rental		2,519.02	229.00
Discounts Galore March rental UNIT 4		2,519.02	229.00
INTERNET TRANSFER ONLINE M6571585744 shed 3 VAS AL		1,558.65	141.70
INTERNET TRANSFER ONLINE V5168414264 shed 3 VAS AL		1,558.65	141.70
INTERNET TRANSFER ONLINE V6871294288 shed 3 VAS AL		1,558.65	141.70
INTERNET TRANSFER ONLINE Q1048514418 shed 3 VAS AL		1,558.65	141.70
INTERNET TRANSFER ONLINE T2713021443 shed 3 VAS AU		1,558.65	141.70
Rental Statement		30,958.33	2,814.22
Total Sales	G1	116,604.77	10,586.87

Phil4 Super Fund
ABN: 82 246 583 039
Activity Statement Preparation Report - Detail
For the period 1 July 2021 to 30 June 2022

Export Sales Detail

Nil

Export Sales G2

Other GST-Free Sales Detail

Other GST-Free Sales G3

Total GST Collect on Sales 1A 10,586.87

Outgoings (GST Paid)

Capital Purchases Detail

Nil

Capital Purchases G10

Non-Capital Purchases Detail

INTERNET BILL PAYMNT INTERNET BPAY SROVIC LAND TAX 45048	675.00	0.00
INTERNET BILL PAYMNT INTERNET BPAY SUNSHINE COAST CNCL	2,561.57	0.00
INTERNET BILL PAYMNT INTERNET BPAY SUNSHINE COAST CNCL	2,561.57	0.00
INTERNET BILL PAYMNT INTERNET BPAY OSR QLD LAND TAX 1 40	1,450.00	0.00
INTERNET BILL PAYMNT INTERNET BPAY UNITYWATER 099685728	481.86	0.00
INTERNET BILL PAYMNT INTERNET BPAY UNITYWATER 099685728	1,011.59	0.00
INTERNET BILL PAYMNT INTERNET BPAY UNITYWATER 099685728	552.95	0.00
INTERNET BILL PAYMNT INTERNET BPAY UNITYWATER 099685728	552.28	0.00
plumbing	110.00	10.00
water leak repairs	1,276.00	116.00
2 x light fittings	561.00	51.00
INTERNET TRANSFER INTERNET TRANSFER inv1019069 pekaj	2,588.86	0.00
Insurance	4,690.00	394.32
Council Rates	2,165.15	0.00
Water Rates	801.76	0.00
Insurance Premium	2,358.03	196.24
Agents Management Fee	1,300.64	118.25
Administration Expense	22.00	2.00
filing fees paid personally	276.00	0.00
INTERNET TRANSFER INTERNET TRANSFER re imbuse roof	21,880.00	1,989.09
INTERNET TRANSFER INTERNET TRANSFER land tax reimbursm	675.00	0.00
Non-Capital Purchases	G11	48,551.26
Total GST Paid on Purchases	1B	2,876.90

Phil4 Super Fund
ABN: 82 246 583 039
Activity Statement Preparation Report - Detail
For the period 1 July 2021 to 30 June 2022

PAYG Withholding Tax Detail

Description	Return Item	Gross	Tax Withheld
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Benefit Payment Detail

Jennifer Blowers

Philip Blowers

Total Benefit Payments	W1		
Amounts withheld from benefit payments (W1)	W2		0.00
Total Amounts Withheld	W5		0.00