

**Kincora Super Fund**  
**General Ledger - Audit View**



For The Period 01 July 2021 - 30 June 2022

Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
<b>Property Income (28000)</b>								
<u>9/6 Catterthun Street, Winnellie (IP-U9/6CAT)</u>								
05/07/2021	Bank Data Service	06/07/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(635.00)
12/07/2021	Bank Data Service	13/07/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(1,270.00)
19/07/2021	Bank Data Service	20/07/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(1,905.00)
26/07/2021	Bank Data Service	27/07/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(2,540.00)
02/08/2021	Bank Data Service	03/08/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(3,175.00)
09/08/2021	Bank Data Service	10/08/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(3,810.00)
16/08/2021	Bank Data Service	17/08/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(4,445.00)
23/08/2021	Bank Data Service	24/08/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(5,080.00)
30/08/2021	Bank Data Service	31/08/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(5,715.00)
06/09/2021	Bank Data Service	07/09/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(6,350.00)
13/09/2021	Bank Data Service	14/09/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(6,985.00)
20/09/2021	Bank Data Service	21/09/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(7,620.00)
27/09/2021	Bank Data Service	28/09/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(8,255.00)
04/10/2021	Bank Data Service	05/10/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(8,890.00)
11/10/2021	Bank Data Service	12/10/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(9,525.00)
18/10/2021	Bank Data Service	19/10/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(10,160.00)
25/10/2021	Bank Data Service	26/10/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(10,795.00)
01/11/2021	Bank Data Service	02/11/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(11,430.00)
08/11/2021	Bank Data Service	09/11/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(12,065.00)
15/11/2021	Bank Data Service	16/11/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(12,700.00)
22/11/2021	Bank Data Service	23/11/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(13,335.00)
29/11/2021	Bank Data Service	30/11/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(13,970.00)
06/12/2021	Bank Data Service	07/12/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(14,605.00)
13/12/2021	Bank Data Service	14/12/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(15,240.00)
20/12/2021	Bank Data Service	21/12/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(15,875.00)
27/12/2021	Bank Data Service	28/12/2021		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(16,510.00)
03/01/2022	Bank Data Service	04/01/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(17,145.00)

# General Ledger - Audit View

For The Period 01 July 2021 - 30 June 2022



Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
10/01/2022	Bank Data Service	11/01/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(17,780.00)
17/01/2022	Bank Data Service	18/01/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(18,415.00)
24/01/2022	Bank Data Service	25/01/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(19,050.00)
31/01/2022	Bank Data Service	13/03/2023	mason.man@bdo.net.au	Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(19,685.00)
07/02/2022	Bank Data Service	08/02/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(20,320.00)
14/02/2022	Bank Data Service	13/03/2023	mason.man@bdo.net.au	Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(20,955.00)
21/02/2022	Bank Data Service	22/02/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(21,590.00)
28/02/2022	Bank Data Service	13/03/2023	mason.man@bdo.net.au	Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(22,225.00)
07/03/2022	Bank Data Service	08/03/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(22,860.00)
14/03/2022	Bank Data Service	15/03/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(23,495.00)
21/03/2022	Bank Data Service	22/03/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(24,130.00)
28/03/2022	Bank Data Service	29/03/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(24,765.00)
04/04/2022	Bank Data Service	05/04/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(25,400.00)
11/04/2022	Bank Data Service	12/04/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(26,035.00)
18/04/2022	Bank Data Service	19/04/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(26,670.00)
25/04/2022	Bank Data Service	26/04/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(27,305.00)
02/05/2022	Bank Data Service	03/05/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(27,940.00)
09/05/2022	Bank Data Service	10/05/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(28,575.00)
16/05/2022	Bank Data Service	17/05/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(29,210.00)
23/05/2022	Bank Data Service	24/05/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(29,845.00)
30/05/2022	Bank Data Service	31/05/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(30,480.00)
06/06/2022	Bank Data Service	07/06/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(31,115.00)
13/06/2022	Bank Data Service	14/06/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(31,750.00)
20/06/2022	Bank Data Service	21/06/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(32,385.00)
27/06/2022	Bank Data Service	28/06/2022		Bank Statement	Transfer From eprint rent CREDIT TO		(635.00)	(33,020.00)
							(33,020.00)	(33,020.00)

23 May 2023

Attention: **Sandra Noonan**

Via [sandra.noonan@bigpond.com](mailto:sandra.noonan@bigpond.com)

Dear Sandra

**Re: 9/6 Catterthun Street Winnellie 0821 ✓**

In accordance with your request, we have appraised the above referenced property.

The purpose of this appraisal is to estimate the market value and rental of the property described in this appraisal report in unencumbered fee simple title of ownership.

The analysis is based on locational analysis of the neighbourhood and city, and an economic analysis of the market for properties such as the subject using, RpData and public data records as are available. A physical inspection was not preformed but knowing the suburb and quality of the property this was not necessary.

Due to the current Market conditions in the Darwin and Palmerston region and Rosebery being a premium suburb, we believe the below value is achievable.

General Rp Data searches in the public domain will not correctly reflect the property value, as this property has not been transacted since purchase in 2009 , which effects the public domain modelling.

But I am confident with in my market analysis due to current advertised, recent sold and leased properties.

Please find below comparisons Attached as RP Data could not provide the details needed,

It has ben a pleasure to assist you. Please do not hesitate to contact me if we can be of additional service to you.

<b>Estimated Value</b>	<b>\$403,000</b>	<b>Commercial Warehouse</b>
<b>Estimated Rental Value</b>	<b>\$2600</b>	<b>per month</b>
<b>As of (Effective Date of the Appraisal)</b>	<b>23 May 2023</b>	<b>✓</b>

Respectfully Submitted:

Jade Frederick Blazely (RBL1010)  
Licenced Real Estate Agent  
Mob: 0407 003 008

This appraisal is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party that may use or rely on the whole or any part of the contents of this appraisal. Although every care has been taken in arriving at the figures, we stress that it an opinion only and not to be taken as a sworn valuation. No responsibility is accepted should the appraisal or any part thereof be incomplete or incorrect in any way.



Tel: +61 8 8981 7066  
Fax: +61 8 8981 7493  
www.bdo.com.au

72 Cavenagh St  
Darwin NT 0800  
GPO Box 4640 Darwin NT 0801  
AUSTRALIA

## Tax invoice

Kincora Super Fund Unit 11, 13 O'Connor Close North Coogee WA 6163	Invoice	51876
	Date	06 May 2022
	Amount	\$2,365.00

### OUR FEE SUMMARY

OUR FEE	\$2,150.00
GST	215.00
TOTAL	\$2,365.00



### PAYMENT TERMS: 14 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to [accounts.darwin@bdo.com.au](mailto:accounts.darwin@bdo.com.au)

Client Name Kincora Super Fund

Client Code KIN55 Invoice 51876

Cheque/money order for enclosed.

A/C Name	BDO (NT)
Bank	NAB
Branch	Darwin
BSB	085-949
A/C No.	739079271

**OUR FEE FOR PROFESSIONAL SERVICES RENDERED**

Preparation of accounts and statements for the year ended 30 June 2021 including:-

Maintaining member and trustee records and associated accounting.

Processing of applications, contributions, benefits and distributions.

Production and distribution of reports, statements and forms to members and trustees.

Compliance with superannuation industry regulatory requirements.

Sundry associated discussions and meetings regarding the above.

OUR FEE \$1,950.00

Preparation and lodgement of the income tax return for the year ended 30 June 2021.

OUR FEE \$ 200.00

OUR FEE	\$2,150.00
GST	215.00
TOTAL	<hr/> \$2,365.00

## Tax Invoice

Invoice To	Details
Kincora Pty Ltd as Trustee for the Kincora Superannuation Fund c/- <a href="mailto:sandra.noonan@bigpond.com">sandra.noonan@bigpond.com</a>	Unit 9 (6) Catterthun Street, Winnellie NT 0820

**Invoice No:** 21461  
**Invoice Date:** 01/12/2021  
**Payment Terms:** 7 days

Description: Valuation	Amount:
Unit 9 (6) Catterthun Street, Winnellie NT 0820	\$500.00
<b>Sub-Total:</b>	\$500.00
<b>GST:</b>	\$50.00
<b>Total:</b>	<b>\$550.00</b>
	✓

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**Remittance Advice:** **Balance Due:** \$550.00

**Cheque:** Detach and mail with cheque to:  
Valuations NT  
PO Box 4489, Darwin NT 0801  
Please make cheque payable to Valuations NT Pty Ltd

**Direct Deposit (EFT):** Send remittance advice to fax or email [emma@valuationsnt.com.au](mailto:emma@valuationsnt.com.au)  
**Please use the invoice number as your reference when making payment.**  
Account Name: Valuations NT  
Bank: Australia New Zealand Banking Group  
BSB: 015901 Account No: 292790365

**Property Addresses:** Unit 9 (6) Catterthun Street, Winnellie NT 0820 **Invoice No: 21461**