



SUPERFUND - CLIENT ACCOUNTING CHECKLIST

Client Name: S & N Grimbas Superannuation Fund
 Client Code: GRIM15 Period Ended: 30 June 2022
 Partner/Manager: MH / SA Accountant: Eddy Lee
DUE DATE: OVERDUE

Description	Reference	N/A	Completed	Reviewed
Points Carried Forward	1	<input type="checkbox"/>	<input type="checkbox"/>	
Check Engagement Letter for Quote \$	2	<input type="checkbox"/>	<input type="checkbox"/>	
Financial Statements	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Depreciation Schedule	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Income Tax Return	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Members Annual Statements	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Client Management Letter	7	<input type="checkbox"/>	<input type="checkbox"/>	
Section 290-170 Notices	8	<input type="checkbox"/>	<input type="checkbox"/>	
Investment Strategy	9	<input type="checkbox"/>	<input type="checkbox"/>	
Minutes	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Trial Balance	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Review Points	12	<input type="checkbox"/>	<input type="checkbox"/>	
Query Sheet	13	<input type="checkbox"/>	<input type="checkbox"/>	
Accountant Checklist	14	<input type="checkbox"/>	<input type="checkbox"/>	
TBAR Checklist	15	<input type="checkbox"/>	<input type="checkbox"/>	

Description	Reference	N/A	Completed	Reviewed
Bank Reconciliations	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Trust Tax Statements	17	<input type="checkbox"/>	<input type="checkbox"/>	
Dividend Statements	18	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Property Summary	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Capital Gains Tax Reports - BGL	20	<input type="checkbox"/>	<input type="checkbox"/>	
End of Period Closing Figures	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
GST Reconciliation	22	<input type="checkbox"/>	<input type="checkbox"/>	
Other Source Documents	23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Tax Reconciliation	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
General Ledger	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Create Entries Report	26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Tax Agent Portal Reports	27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Market Value of Investments	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Actuarial Certificate	29	<input type="checkbox"/>	<input type="checkbox"/>	
Pension Documents	30	<input type="checkbox"/>	<input type="checkbox"/>	
ETP Roll-In Documents	31	<input type="checkbox"/>	<input type="checkbox"/>	
LRBA Documentation	32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
Super Contribution Breakdown Report	33	<input type="checkbox"/>	<input type="checkbox"/>	

Completed By: Eddy Lee Date: 31/05/2023
 Reviewed By: _____ Date: _____

REVIEWED
 By Stuart Arthur at 10:05 pm, Jun 01, 2023

REVIEWED
 By Stuart Arthur at 9:56 am, Jun 02, 2023

Financial statements and reports for the year ended
30 June 2022

S & N Grimbas Superannuation Fund

S & N Grimbas Superannuation Fund

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S & N Grimbas Superannuation Fund
Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
Assets			
Investments			
Plant and Equipment (at written down value) - Unitised	2	3,804.58	4,369.78
Real Estate Properties (Australian - Residential)	3	525,000.00	350,000.00
Total Investments		<u>528,804.58</u>	<u>354,369.78</u>
Other Assets			
Sundry Debtors		0.00	2,404.05
Suncorp Cash Management Acc (051482637)		56,518.83	59,026.22
Income Tax Refundable		0.00	478.00
Total Other Assets		<u>56,518.83</u>	<u>61,908.27</u>
Total Assets		<u>585,323.41</u>	<u>416,278.05</u>
Less:			
Liabilities			
Sundry Creditors		76.74	0.00
Limited Recourse Borrowing Arrangements		232,404.36	242,359.08
Total Liabilities		<u>232,481.10</u>	<u>242,359.08</u>
Net assets available to pay benefits		<u>352,842.31</u>	<u>173,918.97</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts	4, 5		
Grimbas, Natalie - Accumulation		352,842.31	173,918.97
Total Liability for accrued benefits allocated to members' accounts		<u>352,842.31</u>	<u>173,918.97</u>

S & N Grimbas Superannuation Fund

Detailed Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
Assets			
Investments			
Plant and Equipment (at written down value) - Unitised	2		
Air Conditioner		1,606.54	1,785.05
Dishwasher		596.20	662.45
Westinghouse Oven & Cooktop		1,601.84	1,922.28
Real Estate Properties (Australian - Residential)	3		
1/51 Junction Road, Clayfield (Valued 04/03/2020)		525,000.00	350,000.00
Total Investments		<u>528,804.58</u>	<u>354,369.78</u>
Other Assets			
Bank Accounts			
Suncorp Cash Management Acc (051482637)		56,518.83	59,026.22
Sundry Debtors		0.00	2,404.05
Income Tax Refundable		0.00	478.00
Total Other Assets		<u>56,518.83</u>	<u>61,908.27</u>
Total Assets		<u>585,323.41</u>	<u>416,278.05</u>
Less:			
Liabilities			
Limited Recourse Borrowing Arrangements			
Loan - Suncorp 022080689 (1/51 Junction Road, Clayfield)		232,404.36	242,359.08
Sundry Creditors		76.74	0.00
Total Liabilities		<u>232,481.10</u>	<u>242,359.08</u>
Net assets available to pay benefits		<u>352,842.31</u>	<u>173,918.97</u>
Represented By :			
Liability for accrued benefits allocated to members' accounts	4, 5		
Grimbas, Natalie - Accumulation		352,842.31	173,918.97
Total Liability for accrued benefits allocated to members' accounts		<u>352,842.31</u>	<u>173,918.97</u>

S & N Grimbas Superannuation Fund

Operating Statement

For the year ended 30 June 2022

	Note	2022	2021
		\$	\$
Income			
Investment Income			
Interest Received		5.83	739.20
Rental Income		17,528.60	17,167.85
Investment Gains			
Changes in Market Values	7	175,000.00	0.00
Contribution Income			
Employer Contributions		5,241.63	2,921.25
Other Contributions		500.00	0.00
Total Income		<u>198,276.06</u>	<u>20,828.30</u>
Expenses			
Accountancy Fees		2,255.00	2,651.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		385.00	385.00
ASIC Fees		56.00	328.00
Bank Charges		200.00	477.08
Depreciation		565.20	289.67
Non Deductible Expenses		0.00	82.00
Property Expenses - Interest on Loans		9,437.28	9,907.70
Rental Expenses-1/51 Junction Rd		6,195.24	7,133.00
		<u>19,352.72</u>	<u>21,512.45</u>
Total Expenses		<u>19,352.72</u>	<u>21,512.45</u>
Benefits accrued as a result of operations before income tax			
		<u>178,923.34</u>	<u>(684.15)</u>
Income Tax Expense	8	0.00	0.00
Benefits accrued as a result of operations		<u>178,923.34</u>	<u>(684.15)</u>

S & N Grimbas Superannuation Fund

Detailed Operating Statement

For the year ended 30 June 2022

	2022	2021
	\$	\$
Income		
Interest Received		
Suncorp Cash Management Acc (051482637)	5.83	3.79
Suncorp Term Deposit (Maturity Date 03 Dec 2020)	0.00	735.41
	<u>5.83</u>	<u>739.20</u>
Rental Income		
Rental Property	17,528.60	17,167.85
	<u>17,528.60</u>	<u>17,167.85</u>
Contribution Income		
Employer Contributions - Concessional		
Natalie Grimbas	5,241.63	2,921.25
	<u>5,241.63</u>	<u>2,921.25</u>
Other Contributions		
Natalie Grimbas	500.00	0.00
	<u>500.00</u>	<u>0.00</u>
Investment Gains		
Realised Movements in Market Value		
Units in Unlisted Unit Trusts (Australian)		
Investors Mutual Australian Share Fund	(0.02)	0.00
	<u>(0.02)</u>	<u>0.00</u>
Unrealised Movements in Market Value		
Real Estate Properties (Australian - Residential)		
1/51 Junction Road, Clayfield (Valued 04/03/2020)	175,000.00	0.00
	<u>175,000.00</u>	<u>0.00</u>
Units in Unlisted Unit Trusts (Australian)		
Investors Mutual Australian Share Fund	0.02	0.00
	<u>0.02</u>	<u>0.00</u>
Changes in Market Values	<u>175,000.00</u>	<u>0.00</u>
Total Income	<u>198,276.06</u>	<u>20,828.30</u>
Expenses		
Accountancy Fees	2,255.00	2,651.00
ASIC Fees	56.00	328.00
ATO Supervisory Levy	259.00	259.00
Auditor's Remuneration	385.00	385.00
Bank Charges	200.00	477.08
Non Deductible Expenses	0.00	82.00
	<u>3,155.00</u>	<u>4,182.08</u>
Depreciation		
Air Conditioner	178.51	198.34
Dishwasher	66.25	73.61
Westinghouse Oven & Cooktop	320.44	17.72
	<u>565.20</u>	<u>289.67</u>
Property Expenses - Interest on Loans		

S & N Grimbas Superannuation Fund

Detailed Operating Statement

For the year ended 30 June 2022

	2022	2021
	\$	\$
1/51 Junction Road, Clayfield (Valued 04/03/2020)	9,437.28	9,907.70
	<u>9,437.28</u>	<u>9,907.70</u>
Rental Expenses-1/51 Junction Rd		
Body Corporate Levies	2,618.02	2,982.20
Council Rates	1,368.75	2,019.25
Insurance	365.00	379.00
Repairs & Maintenance	99.00	529.00
Residential Management Fee	823.16	0.00
Water Rates	921.31	1,223.55
	<u>6,195.24</u>	<u>7,133.00</u>
Total Expenses	<u>19,352.72</u>	<u>21,512.45</u>
Benefits accrued as a result of operations before income tax	<u>178,923.34</u>	<u>(684.15)</u>
Total Income Tax	<u>0.00</u>	<u>0.00</u>
Benefits accrued as a result of operations	<u>178,923.34</u>	<u>(684.15)</u>

S & N Grimbas Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2022

Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund is not a reporting entity because it is not publicly accountable and is not required by law or governing document to prepare financial statements that comply with Australian Accounting Standards. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the Fund and the needs of members.

The financial statements have been prepared on a cash basis and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue by the Director(s).

a. Measurement of Investments

The Fund initially recognises:

- (i) an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the Fund; and
- (ii) a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the Fund have been measured at market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions were made:

- that the buyer and the seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market value has been determined as follows:

- (i) shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- (ii) units in managed funds by reference to the unit redemption price at the end of the reporting period;
- (iii) fixed-interest securities by reference to the redemption price at the end of the reporting period;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

b. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and subject to an insignificant risk of change in value.

c. Revenue

Interest revenue

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

Dividend revenue

Notes to the Financial Statements

For the year ended 30 June 2022

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Upon entering into each contract as a lessor, the Fund assesses if the lease is a finance or operating lease. All leases have been assessed as operating leases. Rental revenue arising from operating leases on investment properties is recognised on straight-line basis over the term of the specific lease.

Distribution revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distribution and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable at market value.

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

Contributions

Contributions and transfers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

d. Liability for Accrued Benefits

The liability for accrued benefits represents the Fund's present obligation to pay benefits to members and beneficiaries, and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

e. Trade and Other Payables

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross value of the Fund's financial liabilities is equivalent to the market value. Any remeasurement changes in the gross value of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

f. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

Note 2: Plant and Equipment (at written down value) - Unitised

	2022 \$	2021 \$
Air Conditioner	1,606.54	1,785.05
Dishwasher	596.20	662.45
Westinghouse Oven & Cooktop	1,601.84	1,922.28
	3,804.58	4,369.78

S & N Grimbas Superannuation Fund
Notes to the Financial Statements

For the year ended 30 June 2022

Note 3: Real Estate Properties (Australian - Residential)

	2022 \$	2021 \$
1/51 Junction Road, Clayfield (Valued 04/03/2020)	525,000.00	350,000.00
	525,000.00	350,000.00

Note 4: Liability for Accrued Benefits

	2022 \$	2021 \$
Liability for accrued benefits at beginning of year	173,918.97	174,603.12
Benefits accrued as a result of operations	178,923.34	(684.15)
Current year member movements	0.00	0.00
	352,842.31	173,918.97

Note 5: Vested Benefits

Vested benefits are benefits that are not conditional upon continued membership of the fund (or any factor other than resignation from the plan) and include benefits which members were entitled to receive had they terminated their fund membership as at the end of the reporting period.

	2022 \$	2021 \$
Vested Benefits	352,842.31	173,918.97

Note 6: Guaranteed Benefits

No guarantees have been made in respect of any part of the liability for accrued benefits.

Note 7: Changes in Market Values

Unrealised Movements in Market Value

	2022 \$	2021 \$
Real Estate Properties (Australian - Residential)		
1/51 Junction Road, Clayfield (Valued 04/03/2020)	175,000.00	0.00
	175,000.00	0.00
Units in Unlisted Unit Trusts (Australian)		
Investors Mutual Australian Share Fund	0.02	0.00
	0.02	0.00
Total Unrealised Movement	175,000.02	0.00

Notes to the Financial Statements

For the year ended 30 June 2022

Realised Movements in Market Value

	2022	2021
	\$	\$
Units in Unlisted Unit Trusts (Australian)		
Investors Mutual Australian Share Fund	(0.02)	0.00
	(0.02)	0.00
Total Realised Movement	(0.02)	0.00
Changes in Market Values	175,000.00	0.00

Note 8: Income Tax Expense

	2022	2021
	\$	\$

The components of tax expense comprise

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15%	26,838.50	(102.62)
Less:		
Tax effect of:		
Non Taxable Contributions	75.00	0.00
Increase in MV of Investments	26,250.00	0.00
Tax Losses Deducted	513.30	0.00
Add:		
Tax effect of:		
SMSF Non-Deductible Expenses	0.00	12.30
Tax Losses	0.00	90.30
Rounding	(0.20)	0.02
Less credits:		
Current Tax or Refund	0.00	0.00

S & N Grimbas Superannuation Fund
Statement of Taxable Income

For the year ended 30 June 2022

	2022
	\$
Benefits accrued as a result of operations	178,923.34
Less	
Increase in MV of investments	175,000.02
Tax Losses Deducted	3,422.00
Realised Accounting Capital Gains	(0.02)
Non Taxable Contributions	500.00
	<hr/> 178,922.00
 SMSF Annual Return Rounding	 (1.34)
Taxable Income or Loss	<hr/> 0.00
Income Tax on Taxable Income or Loss	0.00
 CURRENT TAX OR REFUND	<hr/> 0.00
Supervisory Levy	259.00
AMOUNT DUE OR REFUNDABLE	<hr/> 259.00

S & N Grimbas Superannuation Fund

Trustees Declaration

Sng Superannuation Pty Ltd ACN: 160219349

The directors of the trustee company have determined that the Fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The directors of the trustee company declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2022 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2022 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2022.

Signed in accordance with a resolution of the directors of the trustee company by:

.....
Natalie Grimbas
Sng Superannuation Pty Ltd
Director

Dated this day of

S & N Grimbas Superannuation Fund

Investment Summary with Market Movement

As at 30 June 2022

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised		Realised Movement
						Overall	Current Year	
Cash/Bank Accounts								
Suncorp Cash Management Acc (051482637)		56,518.830000	56,518.83	56,518.83	56,518.83			
			56,518.83		56,518.83			
Plant and Equipment (at written down value) - Unitised								
GRIM15_AIR Air Conditioner CONDITION E	1.00	0.000000	0.00	2,330.66	2,330.66	(2,330.66)	0.00	0.00
GRIM15_Dis Dishwasher hwasher	1.00	0.000000	0.00	811.39	811.39	(811.39)	0.00	0.00
GRIM15_We Westinghouse Oven & Cooktop stinghouse Oven & Co	1.00	0.000000	0.00	1,922.28	1,922.28	(1,922.28)	0.00	0.00
			0.00		5,064.33	(5,064.33)	0.00	0.00
Real Estate Properties (Australian - Residential)								
JUNCTION 1/51 Junction Road, Clayfield (Valued 04/03/2020)	1.00	525,000.000000	525,000.00	360,000.00	360,000.00	165,000.00	175,000.00	0.00
			525,000.00		360,000.00	165,000.00	175,000.00	0.00
Units in Unlisted Unit Trusts (Australian)								
IMASF.AX Investors Mutual Australian Share Fund	0.00	0.000000	0.00	0.00	(0.02)	0.02	0.02	(0.02)
			0.00		(0.02)	0.02	0.02	(0.02)
			581,518.83		421,583.14	159,935.69	175,000.02	(0.02)

removed 0.0002 units (i.e. error in last yr) in 2022
and will be removed from FR in 2023 FY.



S & N Grimbas Superannuation Fund

Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022

Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments			Depreciation			Closing Written Down Value	
				Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation ¹	Method	Rate	Calculated Depreciation ²		Posted Depreciation ³
Plant and Equipment (at written down value) - Unitised											
Air Conditioner											
	07/03/2018	2,529.00	1,785.05			1,785.05	Diminishing Value	10.00 %	178.51	0.00	1,606.54
Dishwasher											
	27/09/2018	885.00	662.45			662.45	Diminishing Value	10.00 %	66.25	0.00	596.20
Westinghouse Oven & Cooktop											
	30/06/2021	1,922.28	1,922.28			1,922.28	Diminishing Value	16.67 %	320.44	0.00	1,601.84
		5,336.28	4,369.78			4,369.78				0.00	3,804.58
		5,336.28	4,369.78			4,369.78				0.00	3,804.58

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

² Depreciation/Capital Works calculated as per depreciation method

³ Depreciation amounts posted to the ledger

Self-managed superannuation fund annual return **2022**

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2022* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2022* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ➖ The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S	M	/	T	#		S	T				
---	---	---	---	---	--	---	---	--	--	--	--

- Place X in ALL applicable boxes.

➤ Postal address for annual returns:

Australian Taxation Office
GPO Box 9845
[insert the name and postcode
of your capital city]

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 Tax file number (TFN)

- ❗ The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

➤ To assist processing, write the fund's TFN at the top of pages 3, 5, 7, 9 and 11.

2 Name of self-managed superannuation fund (SMSF)

3 Australian business number (ABN) (if applicable)

4 Current postal address

Suburb/town

State/territory

Postcode

5 Annual return status

Is this an amendment to the SMSF's 2022 return? **A** No **Yes**

Is this the first required return for a newly registered SMSF? **B** No **Yes**

6 SMSF auditor

Auditor's name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** Day / Month / Year

Was Part A of the audit report qualified? **B** No Yes

Was Part B of the audit report qualified? **C** No Yes

If Part B of the audit report was qualified,
have the reported issues been rectified? **D** No Yes

7 Electronic funds transfer (EFT)

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number

Fund account number

Fund account name

I would like my tax refunds made to this account. [Go to C.](#)

B Financial institution account details for tax refunds

This account is used for tax refunds. You can provide a tax agent account here.

BSB number

Account number

Account name

C Electronic service address alias

Provide the electronic service address alias (ESA) issued by your SMSF messaging provider.
(For example, SMSFdataESAAlias). See instructions for more information.

8 Status of SMSF Australian superannuation fund **A** No Yes Fund benefit structure **B** Code
Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No Yes

9 Was the fund wound up during the income year?
No Yes **▶** If yes, provide the date on which the fund was wound up Day / Month / Year **▶** Have all tax lodgment and payment obligations been met? No Yes

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No **▶** Go to Section B: Income.

Yes **▶** Exempt current pension income amount **A** \$

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B**

Unsegregated assets method **C** **▶** Was an actuarial certificate obtained? **D** Yes

Did the fund have any other income that was assessable?

E Yes **▶** Go to Section B: Income.

No **▶** Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year?

G No Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2022*.

Have you applied an exemption or rollover?

M No Yes

Code

Net capital gain **A** \$

Gross rent and other leasing and hiring income **B** \$

Gross interest **C** \$

Forestry managed investment scheme income **X** \$

Gross foreign income		Loss
D1 \$	Net foreign income	D \$

Australian franking credits from a New Zealand company **E** \$

Number

Transfers from foreign funds **F** \$

Gross payments where ABN not quoted **H** \$

Loss

Calculation of assessable contributions

Assessable employer contributions

R1 \$

plus Assessable personal contributions

R2 \$

plus **No-TFN-quoted contributions

R3 \$

(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST

R6 \$

Gross distribution from partnerships **I** \$

*Unfranked dividend amount **J** \$

*Franked dividend amount **K** \$

*Dividend franking credit **L** \$

*Gross trust distributions **M** \$

Code

Assessable contributions **R** \$
(**R1** plus **R2** plus **R3** less **R6**)

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$

plus *Net non-arm's length trust distributions

U2 \$

plus *Net other non-arm's length income

U3 \$

*Other income **S** \$

*Assessable income due to changed tax status of fund **T** \$

Net non-arm's length income **U** \$
(subject to 45% tax rate)
(**U1** plus **U2** plus **U3**)

Code

#This is a mandatory label.

*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME **W** \$
(Sum of labels **A** to **U**)

Loss

Exempt current pension income **Y** \$

TOTAL ASSESSABLE INCOME **V** \$
(**W** less **Y**)

Loss

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

- Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

	DEDUCTIONS		NON-DEDUCTIBLE EXPENSES
Interest expenses within Australia	A1 \$	✓	A2 \$
Interest expenses overseas	B1 \$		B2 \$
Capital works expenditure	D1 \$		D2 \$
Decline in value of depreciating assets	E1 \$	✓	E2 \$
Insurance premiums – members	F1 \$		F2 \$
SMSF auditor fee	H1 \$	✓	H2 \$
Investment expenses	I1 \$	✓	I2 \$
Management and administration expenses	J1 \$	✓	J2 \$
Forestry managed investment scheme expense	U1 \$		U2 \$
Other amounts	L1 \$	Code	Code
Tax losses deducted	M1 \$	✓	

TOTAL DEDUCTIONS
N \$
(Total **A1** to **M1**)

TOTAL NON-DEDUCTIBLE EXPENSES
Y \$
(Total **A2** to **L2**)

#TAXABLE INCOME OR LOSS Loss
O \$
(**TOTAL ASSESSABLE INCOME** less
TOTAL DEDUCTIONS)

TOTAL SMSF EXPENSES
Z \$
(**N plus Y**)

#This is a mandatory label.



Section D: Income tax calculation statement

#Important:

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2022* on how to complete the calculation statement.

#Taxable income	A \$	<i>(an amount must be included even if it is zero)</i>
#Tax on taxable income	T1 \$	<i>(an amount must be included even if it is zero)</i>
#Tax on no-TFN-quoted contributions	J \$	<i>(an amount must be included even if it is zero)</i>

Gross tax **B \$**
(T1 plus J)

Foreign income tax offset	C1 \$	
Rebates and tax offsets	C2 \$	Non-refundable non-carry forward tax offsets
		C \$
		<i>(C1 plus C2)</i>

SUBTOTAL 1
T2 \$
(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset	D1 \$	
Early stage venture capital limited partnership tax offset carried forward from previous year	D2 \$	Non-refundable carry forward tax offsets
Early stage investor tax offset	D3 \$	D \$
Early stage investor tax offset carried forward from previous year	D4 \$	<i>(D1 plus D2 plus D3 plus D4)</i>
		SUBTOTAL 2
		T3 \$
		<i>(T2 less D – cannot be less than zero)</i>

Complying fund's franking credits tax offset	E1 \$	
No-TFN tax offset	E2 \$	
National rental affordability scheme tax offset	E3 \$	
Exploration credit tax offset	E4 \$	Refundable tax offsets
		E \$
		<i>(E1 plus E2 plus E3 plus E4)</i>

#TAX PAYABLE **T5 \$**
(T3 less E – cannot be less than zero)

Section 102AAM interest charge
G \$

Credit for interest on early payments – amount of interest	
H1 \$	
Credit for tax withheld – foreign resident withholding (excluding capital gains)	
H2 \$	
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	
H3 \$	
Credit for TFN amounts withheld from payments from closely held trusts	
H5 \$	
Credit for interest on no-TFN tax offset	
H6 \$	
Credit for foreign resident capital gains withholding amounts	
H8 \$	
	Eligible credits
	H \$
	<i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i>

#Tax offset refunds (Remainder of refundable tax offsets)	I \$	<i>(unused amount from label E – an amount must be included even if it is zero)</i>
---	-------------	---

- PAYG instalments raised
- K \$**
- Supervisory levy
- L \$**
- Supervisory levy adjustment for wound up funds
- M \$**
- Supervisory levy adjustment for new funds
- N \$**

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S \$	<i>(T5 plus G less H less I less K plus L less M plus N)</i>
---	-------------	--

#This is a mandatory label.

Section E: Losses

14 Losses

! If total loss is greater than \$100,000, complete and attach a *Losses schedule 2022*.

- Tax losses carried forward to later income years **U \$**
- Net capital losses carried forward to later income years **V \$**

Section F: Member information

MEMBER 1

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Member's TFN

See the Privacy note in the Declaration.

Day Month Year

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

I Refer to instructions for completing these labels.

A \$ Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

H \$ Proceeds from primary residence disposal

H1 Receipt date / /
Day Month Year

I \$ Assessable foreign superannuation fund amount

I \$

J \$ Non-assessable foreign superannuation fund amount

J \$

K \$ Transfer from reserve: assessable amount

K \$

L \$ Transfer from reserve: non-assessable amount

L \$

M \$ Contributions from non-complying funds and previously non-complying funds

M \$

T \$ Any other contributions (including Super Co-contributions and Low Income Super Amounts)

T \$

N \$ TOTAL CONTRIBUTIONS

(Sum of labels **A** to **M**)

Other transactions

S1 \$ Accumulation phase account balance

S1 \$

Retirement phase account balance - Non CDBIS

S2 \$

Retirement phase account balance - CDBIS

S3 \$

TRIS Count

S \$ CLOSING ACCOUNT BALANCE

(**S1** plus **S2** plus **S3**)

O \$ Allocated earnings or losses

O \$

P \$ Inward rollovers and transfers

P \$

Q \$ Outward rollovers and transfers

Q \$

R1 \$ Lump Sum payments

R1 \$

R2 \$ Income stream payments

R2 \$

Loss

Code

Code

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Section H: Assets and liabilities

15 ASSETS

15a Australian managed investments

Listed trusts **A \$**

Unlisted trusts **B \$**

Insurance policy **C \$**

Other managed investments **D \$**

15b Australian direct investments

Cash and term deposits **E \$**

Limited recourse borrowing arrangements

Australian residential real property

J1 \$

Australian non-residential real property

J2 \$

Overseas real property

J3 \$

Australian shares

J4 \$

Overseas shares

J5 \$

Other

J6 \$

Property count

J7

Debt securities **F \$**

Loans **G \$**

Listed shares **H \$**

Unlisted shares **I \$**

Limited recourse borrowing arrangements **J \$**

Non-residential real property **K \$**

Residential real property **L \$**

Collectables and personal use assets **M \$**

Other assets **O \$**

15c Other investments

Crypto-Currency **N \$**

15d Overseas direct investments

Overseas shares **P \$**

Overseas non-residential real property **Q \$**

Overseas residential real property **R \$**

Overseas managed investments **S \$**

Other overseas assets **T \$**

TOTAL AUSTRALIAN AND OVERSEAS ASSETS U \$
(Sum of labels **A** to **T**)

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year? **A** No **Yes** **\$**

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** No Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** No Yes

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements	
V1 \$	
Permissible temporary borrowings	
V2 \$	
Other borrowings	
V3 \$	Borrowings V \$
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)	W \$
Reserve accounts	X \$
Other liabilities	Y \$
TOTAL LIABILITIES Z \$	

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H \$**

Total TOFA losses **I \$**

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2021–22 income year, write **2022**). **A**


If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2022*. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2022* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2022*. **D**

Section K: **Declarations**

 Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date Day / Month / Year

Preferred trustee or director contact details:

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return **Hrs**

 The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2022* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date Day / Month / Year

Tax agent's contact details

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

Capital gains tax (CGT) schedule

2022

When completing this form

- Print clearly, using a black or dark blue pen only.
- Use BLOCK LETTERS and print one character in each box.

S	M	I	T	H		S	T										
---	---	---	---	---	--	---	---	--	--	--	--	--	--	--	--	--	--

- Do not use correction fluid or covering stickers.
- Sign next to any corrections with your **full signature** (not initials).

- Use in conjunction with company, trust, fund income tax return or the self-managed superannuation fund annual return.
- Refer to the *Guide to capital gains tax 2022* available on our website at ato.gov.au for instructions on how to complete this schedule.

Tax file number (TFN)

- ❗ We are authorised by law to request your TFN. You do not have to quote your TFN. However, if you don't it could increase the chance of delay or error in processing your form.

Australian business number (ABN)

Taxpayer's name

1 Current year capital gains and capital losses

	Capital gain		Capital loss
Shares in companies listed on an Australian securities exchange	A \$		K \$
Other shares	B \$		L \$
Units in unit trusts listed on an Australian securities exchange	C \$		M \$
Other units	D \$		N \$
Real estate situated in Australia	E \$		O \$
Other real estate	F \$		P \$
Amount of capital gains from a trust (including a managed fund)	G \$		
Collectables	H \$		Q \$
Other CGT assets and any other CGT events	I \$		R \$
Amount of capital gain previously deferred under transitional CGT relief for superannuation funds	S \$		
Total current year capital gains	J \$		

Add the amounts at labels **K** to **R** and write the total in item 2 label **A – Total current year capital losses**.

2 Capital lossesTotal current year capital losses **A \$**Total current year capital losses applied **B \$**Total prior year net capital losses applied **C \$**Total capital losses transferred in applied
(only for transfers involving a foreign bank branch or
permanent establishment of a foreign financial entity) **D \$**Total capital losses applied **E \$**Add amounts at **B**, **C** and **D**.

3 Unapplied net capital losses carried forwardNet capital losses from collectables carried forward to later income years **A \$**Other net capital losses carried forward to later income years **B \$**Add amounts at **A** and **B** and transfer the total
to label **V – Net capital losses carried forward
to later income years** on your tax return.

4 CGT discountTotal CGT discount applied **A \$**

5 CGT concessions for small businessSmall business active asset reduction **A \$**Small business retirement exemption **B \$**Small business rollover **C \$**Total small business concessions applied **D \$**

6 Net capital gainNet capital gain **A \$****1J less 2E less 4A less 5D** (cannot be less than
zero). Transfer the amount at **A** to label **A – Net
capital gain** on your tax return.

7 Earnout arrangements

Are you a party to an earnout arrangement? **A** Yes, as a buyer Yes, as a seller No
(Print in the appropriate box.)

! If you are a party to more than one earnout arrangement, copy and attach a separate sheet to this schedule providing the details requested here for each additional earnout arrangement.

How many years does the earnout arrangement run for? **B**

What year of that arrangement are you in? **C**

If you are the seller, what is the total estimated capital proceeds from the earnout arrangement? **D** \$

Amount of any capital gain or loss you made under your non-qualifying arrangement in the income year. **E** \$ / ^{LOSS}

! **Request for amendment**

If you received or provided a financial benefit under a look-through earnout right created in an earlier income year and you wish to seek an amendment to that earlier income year, complete the following:

Income year earnout right created **F**

Amended net capital gain or capital losses carried forward **G** \$ / ^{LOSS}

8 Other CGT information required (if applicable)

Small business 15 year exemption – exempt capital gains **A** \$ / ^{CODE}

Capital gains disregarded by a foreign resident **B** \$

Capital gains disregarded as a result of a scrip for scrip rollover **C** \$

Capital gains disregarded as a result of an inter-company asset rollover **D** \$

Capital gains disregarded by a demerging entity **E** \$

Taxpayer's declaration

! If the schedule is not lodged with the income tax return you are required to sign and date the schedule.

Important

Before making this declaration check to ensure that all the information required has been provided on this form and any attachments to this form, and that the information provided is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements.

Privacy

Taxation law authorises the ATO to collect information and disclose it to other government agencies. This includes personal information of the person authorised to sign the declaration. For information about your privacy go to ato.gov.au/privacy

I declare that the information on this form is true and correct.

Signature

Date

Day

Month

Year

/ /

Contact name

Daytime contact number (include area code)

Losses schedule

2022

Companies and trusts that do not join consolidated groups should complete and attach this schedule to their 2022 tax return. Superannuation funds should complete and attach this schedule to their 2022 tax return.

Print neatly in BLOCK LETTERS with a black or blue ballpoint pen only. Print one letter or number in each box. Do not use correction fluid or tape.

Place in all applicable boxes.

Refer to *Losses schedule instructions 2022*, available on our website ato.gov.au for instructions on how to complete this schedule.

Tax file number (TFN)

Name of entity

Australian business number

Part A – Losses carried forward to the 2022–23 income year – excludes film losses

1 Tax losses carried forward to later income years

Year of loss	
2021–22	B
2020–21	C
2019–20	D
2018–19	E
2017–18	F
2016–17 and earlier income years	G
Total	U

Transfer the amount at **U** to the **Tax losses carried forward to later income years** label on your tax return.

2 Net capital losses carried forward to later income years

Year of loss	
2021–22	H
2020–21	I
2019–20	J
2018–19	K
2017–18	L
2016–17 and earlier income years	M
Total	V

Transfer the amount at **V** to the **Net capital losses carried forward to later income years** label on your tax return.

Part B – Ownership and business continuity test – company and listed widely held trust only

Complete item 3 of **Part B** if a loss is being carried forward to later income years and the business continuity test has to be satisfied in relation to that loss.

Do not complete items 1 or 2 of **Part B** if, in the 2021–22 income year, no loss has been claimed as a deduction, applied against a net capital gain or, in the case of companies, losses have not been transferred in or out.

1 Whether continuity of majority ownership test passed

Note: If the entity has deducted, applied, transferred in or transferred out (as applicable) in the 2021–22 income year a loss incurred in any of the listed years, print **X** in the **Yes** or **No** box to indicate whether the entity has satisfied the continuity of majority ownership test in respect of that loss.

Year of loss			
2021–22	A	Yes	No
2020–21	B	Yes	No
2019–20	C	Yes	No
2018–19	D	Yes	No
2017–18	E	Yes	No
2016–17 and earlier income years	F	Yes	No

2 Amount of losses deducted/applied for which the continuity of majority ownership test is not passed but the business continuity test is satisfied – excludes film losses

Tax losses **G**

Net capital losses **H**

3 Losses carried forward for which the business continuity test must be satisfied before they can be deducted/applied in later years – excludes film losses

Tax losses **I**

Net capital losses **J**

4 Do current year loss provisions apply?

Is the company required to calculate its taxable income or tax loss for the year under Subdivision 165-B or its net capital gain or net capital loss for the year under Subdivision 165-CB of the *Income Tax Assessment Act 1997* (ITAA 1997)?

K Yes No

Part C – Unrealised losses – company only

Note: These questions relate to the operation of Subdivision 165-CC of ITAA 1997.

Has a changeover time occurred in relation to the company after 1.00pm by legal time in the Australian Capital Territory on 11 November 1999?

L Yes No

If you printed **X** in the **No** box at **L**, do not complete **M**, **N** or **O**.

At the changeover time did the company satisfy the maximum net asset value test under section 152-15 of ITAA 1997?

M Yes No

If you printed **X** in the **No** box at **M**, has the company determined it had an unrealised net loss at the changeover time?

N Yes No

If you printed **X** in the **Yes** box at **N**, what was the amount of unrealised net loss calculated under section 165-115E of ITAA 1997?

O

Part D – Life insurance companies

Complying superannuation class tax losses carried forward to later income years **P**

Complying superannuation net capital losses carried forward to later income years **Q**

Part E – Controlled foreign company losses

Current year CFC losses **M**

CFC losses deducted **N**

CFC losses carried forward **O**

Part F – Tax losses reconciliation statement

Balance of tax losses brought forward from the prior income year **A**

ADD Uplift of tax losses of designated infrastructure project entities **B**

SUBTRACT Net forgiven amount of debt **C**

ADD Tax loss incurred (if any) during current year **D**

ADD Tax loss amount from conversion of excess franking offsets **E**

SUBTRACT Net exempt income **F**

SUBTRACT Tax losses forgone **G**

SUBTRACT Tax losses deducted **H**

SUBTRACT Tax losses transferred out under Subdivision 170-A
(only for transfers involving a foreign bank branch or a PE of a foreign financial entity) **I**

Total tax losses carried forward to later income years **J**

Transfer the amount at **J** to the **Tax losses carried forward to later income years** label on your tax return.

If the schedule is not lodged with the income tax return you are required to sign and date the schedule.

Important

Before making this declaration check to ensure that all the information required has been provided on this form and any attachments to this form, and that the information provided is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements.

Privacy

Taxation law authorises the ATO to collect information and disclose it to other government agencies. This includes personal information of the person authorised to sign the declaration. For information about your privacy go to ato.gov.au/privacy

Taxpayer's declaration

I declare that the information on this form is true and correct.

Signature

Date Day / Month / Year

Contact person

Daytime contact number (include area code)

.....**Electronic Lodgment Declaration (SMSF)**

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information - it outlines our commitment to safeguarding your details.

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

Tax File Number	Name of Fund	Year
-----------------	--------------	------

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration:

I declare that:

- ■ All the information provided to the agent for the preparation of this tax return, including any applicable schedules is true and correct; and
- ■ I authorise the agent to lodge this tax return.

Signature of Partner, Trustee, or Director

Date

/ /

ELECTRONIC FUNDS TRANSFER CONSENT

This declaration is to be completed when an electronic funds transfer (EFT) of a refund is requested and the tax return is being lodged through an approved ATO electronic channel.

This declaration must be signed by the partner, trustee, director or public officer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important: Care should be taken when completing EFT details as the payment of any refund will be made to the account specified.

5 Wt i bhBUa Y.....

.....

I authorise the refund to be deposited directly to the specified account

Signature

Date

/ /

.....Tax Agent's 8 YWUfUjcb

I declare that:

- I have prepared this tax return in accordance with the information supplied by the partner, trustee, director or public officer
- I have received a declaration made by the entity that the information provided to me for the preparation of this tax return is true and correct; and
- I am authorised by the partner, trustee, director or public officer to lodge this tax return, including any applicable schedules.

Agent's signature.....

Date

Contact name

Client Reference

Agent's Phone Number.....

HU '5 [YbhBi a VYf



2022 Client Substantiation Declaration

I **confirm** that you have advised me that I must demonstrate that I have incurred an expense for income producing purposes. In addition, you have advised me of the stringent SUBSTANTIATION legislation I must satisfy in relation to work, car and business travel expenses.

In addition, you have informed me that I must obtain original receipts and keep them for a minimum of five years from the date my return is lodged. The receipts must contain the following details:

- name of supplier;
- amount of expense;
- nature of goods and services (noting the specific type of items purchased or expenditure incurred which I am able to personally record up to the date of lodgement of my return where not adequately noted by the supplier);
- date of expense (which I am able to personally record where not noted by the supplier); and
- the date of the documents.

Penalties to apply with incorrect returns

You have also advised me that additional tax, penalties, interest and possible prosecution action may be taken against me by the ATO if I provide details which lead to an incorrect tax return being lodged.

Income from sources in and out of Australia for the year of income

You have advised me that as an Australian resident I must declare income from all sources, in **and out** of Australia, including net capital gains received, for the year of income in my tax return.

Apportionment

Where items are used for both business and private purposes, e.g., car, mobile telephone, home telephone, computer etc, I have records to verify my business usage claim. In addition, my employer will verify that it was necessary to incur such expenditure in earning my assessable income. Further, I have instructed you to prepare the return based on me being able to produce these records, if required.

Audit matters

I further confirm that:

- I. I am aware of the procedures to follow if a document is lost or destroyed;
- II. I may be required to verify any income or expense item noted in my return in the event of an ATO audit;
- III. I understand the Substantiation schedules I completed for all work, car and travel expense claims under self assessment; and
- IV. I have read and understood the return prepared for me.

I declare that:

- a. I have disclosed and you have returned all of the income, including net capital gains which I have earned/received, for the 2022 income year.
- b. All income declared, claims for deductions and tax offsets/rebates included in my return are based on my specific instructions and advice that I satisfy the relevant taxation requirements.
- c. I have all receipts or documentation necessary to substantiate the above claims and I will make them available if required by the Tax Office; and
- d. You have clarified what written evidence (including car/travel records) will be required during an audit and penalties, (including prosecution) that may be applied if incorrect claims are identified in an audit situation.

Dated the day of year

Name: S & N Grimbas Superannuation Fund

Signature of taxpayer:

6 SMSF auditor

Auditor's name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** / /

Day

Month

Year

Was Part A of the audit report qualified?

B No Yes

Was Part B of the audit report qualified?

C No Yes

If Part B of the audit report was qualified, have the reported issues been rectified?

D No Yes

7 Electronic funds transfer (EFT)

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number

Fund account number

Fund account name

I would like my tax refunds made to this account. [Go to C.](#)

B Financial institution account details for tax refunds

This account is used for tax refunds. You can provide a tax agent account here.

BSB number

Account number

Account name

C Electronic service address alias

Provide the electronic service address alias (ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAAlias). See instructions for more information.

S & N Grimbas Superannuation Fund

Members Statement

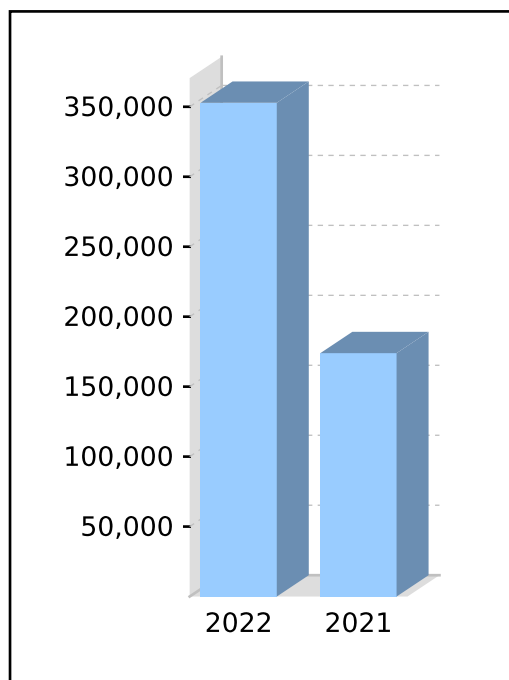
Natalie Grimbas
 PO Box 868
 Nundah, Queensland, 4012, Australia

Your Details

Date of Birth :	04/12/1970	Nominated Beneficiaries:	N/A
Age:	51	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	352,842.31
Date Joined Fund:	01/03/2003	Total Death Benefit:	352,842.31
Service Period Start Date:	18/03/1997	Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	GRINAT00001A	Disability Benefit:	0.00
Account Start Date:	01/03/2003		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	352,842.31
<u>Preservation Components</u>	
Preserved	352,842.31
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	7,397.10
Taxable	345,445.21



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	173,918.97	71,890.24
<u>Increases to Member account during the period</u>		
Employer Contributions	5,241.63	2,921.25
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions	500.00	
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	173,181.71	(1,503.09)
Internal Transfer In		100,866.08
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	786.25	438.19
Income Tax	(786.25)	(182.68)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	352,842.31	173,918.97

S & N Grimbas Superannuation Fund

Members Statement

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Natalie Grimbas
Director

Memorandum of Resolutions of the Director(s) of

Sng Superannuation Pty Ltd ACN: 160219349

ATF S & N Grimbass Superannuation Fund

FINANCIAL STATEMENTS OF SUPERANNUATION FUND:

It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the directors of the Trustee Company, the Superannuation Fund is not a reporting entity and therefore is not required to comply with all Australian Accounting Standards.

It was further resolved that the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2022 thereon be adopted.

TRUSTEE'S DECLARATION:

It was resolved that the trustee's declaration of the Superannuation Fund be signed.

ANNUAL RETURN:

Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2022, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.

INVESTMENT STRATEGY:

The allocation of the Fund's assets and the Fund's investment performance over the financial year were reviewed and found to be within the acceptable ranges outlined in the investment strategy. After considering the risk, rate of return, diversification and liquidity of the investments and the ability of the Fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the Fund and its members. Accordingly, no changes in the investment strategy were required.

INSURANCE COVER:

The trustee(s) reviewed the current life and total and permanent disability insurance coverage on offer to the members and resolved that the current insurance arrangements were appropriate for the Fund.

ALLOCATION OF INCOME:

It was resolved that the income of the Fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance).

INVESTMENT ACQUISITIONS:

It was resolved to ratify the investment acquisitions throughout the financial year ended 30 June 2022.

INVESTMENT DISPOSALS:

It was resolved to ratify the investment disposals throughout the financial year ended 30 June 2022.

AUDITORS:

It was resolved that

Tony Boys

of

PO Box 3376, Rundle Mall, South Australia 5000

act as auditors of the Fund for the next financial year.

TAX AGENTS:

It was resolved that

Herron Accountants

act as tax agents of the Fund for the next financial year.

TRUSTEE STATUS:

Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the Fund and that they are not disqualified persons as defined by s 120 of the SISA.

CONTRIBUTIONS RECEIVED:

It was resolved that the contributions during the year be allocated to members

Memorandum of Resolutions of the Director(s) of

Sng Superannuation Pty Ltd ACN: 160219349
ATF S & N Grimbas Superannuation Fund

on the basis of the schedule provided by the principal Fund employer.

CLOSURE:

Signed as a true record –

.....
Natalie Grimbas
/ /

S & N Grimbas Superannuation Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	24200	Contributions			
(2,921.25)	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation			✓ 5,741.63
0.00	24700	Changes in Market Values of Investments			✓ 175,000.00
	25000	Interest Received			
(3.79)	25000/MET051482637	Suncorp Cash Management Acc (051482637)			5.83
(735.41)	25000/MET602908476	Suncorp Term Deposit (Maturity Date 03 Dec 2020)			
	28000	Rental Income			
(17,167.85)	28000/00001	Rental Property			✓ 17,528.60
2,651.00	30100	Accountancy Fees		2,255.00 ✓	
259.00	30400	ATO Supervisory Levy		259.00	
385.00	30700	Auditor's Remuneration		385.00 ✓	
328.00	30800	ASIC Fees		56.00 ✓	
477.08	31500	Bank Charges		200.00	
	33400	Depreciation			
198.34	33400/GRIM15_AIRCO NDITIONE	Air Conditioner		178.51 ✓	
73.61	33400/GRIM15_Dishw asher	Dishwasher		66.25 ✓	
17.72	33400/GRIM15_Westin ghouse	Westinghouse Oven & Cooktop		320.44 ✓	
82.00	38200	Non Deductible Expenses			
	42010	Property Expenses - Interest on Loans			
9,907.70	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)		9,437.28 ✓	
	42601	Rental Expenses-1/51 Junction Rd			
2,019.25	42601/00001	Council Rates		1,368.75	
1,223.55	42601/00002	Water Rates		921.31	
2,982.20	42601/00003	Body Corporate Levies		2,618.02	
379.00	42601/00004	Insurance		365.00	
529.00	42601/00005	Repairs & Maintenance		99.00	
	42601/00009	Residential Management Fee		823.16	
(684.15)	49000	Profit/Loss Allocation Account		178,923.34	
	50010	Opening Balance			

S & N Grimbas Superannuation Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits \$	Credits \$
(71,890.24)	50010/GRINAT00001A	(Opening Balance) Grimbas, Natalie - Accumulation			173,918.97
(102,712.88)	50010/GRISTE00001A	(Opening Balance) Grimbas, Stefanos - Accumulation			0.00
	52420	Contributions			
(2,921.25)	52420/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation			5,741.63
	53100	Share of Profit/(Loss)			
1,503.09	53100/GRINAT00001A	(Share of Profit/(Loss)) Grimbas, Natalie - Accumulation			173,181.71
2,102.31	53100/GRISTE00001A	(Share of Profit/(Loss)) Grimbas, Stefanos - Accumulation			0.00
	53330	Income Tax			
(182.68)	53330/GRINAT00001A	(Income Tax) Grimbas, Natalie - Accumulation			786.25
(255.51)	53330/GRISTE00001A	(Income Tax) Grimbas, Stefanos - Accumulation			0.00
	53800	Contributions Tax			
438.19	53800/GRINAT00001A	(Contributions Tax) Grimbas, Natalie - Accumulation		786.25	
	56100	Internal Transfers In			
(100,866.08)	56100/GRINAT00001A	(Internal Transfers In) Grimbas, Natalie - Accumulation			0.00
	57100	Internal Transfers Out			
100,866.08	57100/GRISTE00001A	(Internal Transfers Out) Grimbas, Stefanos - Accumulation			0.00
	60400	Bank Accounts			
59,026.22	60400/MET051482637	Suncorp Cash Management Acc (051482637)		56,518.83	
2,404.05	68000	Sundry Debtors			0.00
	76550	Plant and Equipment (at written down value) - Unitised			
1,785.05	76550/GRIM15_AIRCONDITIO	Air Conditioner	1.0000	1,606.54	
662.45	76550/GRIM15_Dishwasher	Dishwasher	1.0000	596.20	
1,922.28	76550/GRIM15_Westinghouse	Westinghouse Oven & Cooktop	1.0000	1,601.84	
	77200	Real Estate Properties (Australian - Residential)			
350,000.00	77200/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	1.0000	525,000.00	
478.00	85000	Income Tax Payable/Refundable			0.00
	85500	Limited Recourse Borrowing Arrangements			

S & N Grimbas Superannuation Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
(242,359.08)	85500/00003	Loan - Suncorp 022080689 (1/51 Junction Road, Clayfield)			232,404.36
0.00	88000	Sundry Creditors			76.74
				<u>784,385.72</u>	<u>784,385.72</u>

Current Year Profit/(Loss): 178,923.34

SNG SUPERANNUATION PTY LTD ATF
S & N GRIMBAS SUPERANNUATION FUND
133 YUNDAH ST
SHORNCLIFFE QLD 4017

Account Summary

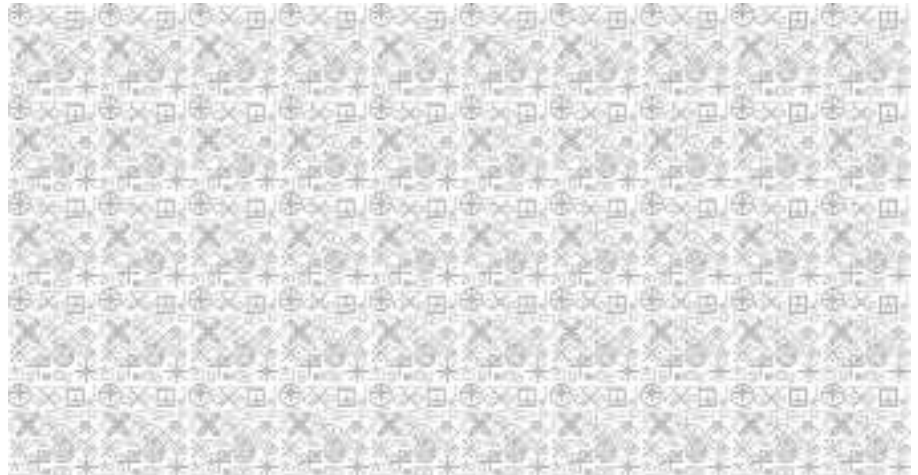
Opening Balance	\$62,357.70
Total Withdrawals	\$10,063.92 -
Total Deposits	\$7,544.82+
Closing Balance	\$59,838.60

BSB Number	484-799
Account Number	051482637
Statement Period	13/05/2021 - 12/11/2021

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			62,357.70
21 May 2021	DIRECT DEBIT Suncorp-Metway 022080689	1,616.00		60,741.70
21 May 2021	DIRECT DEBIT Suncorp-Metway 022080689	100.00		60,641.70
12 Jun 2021	CREDIT INTEREST		0.52	60,642.22
21 Jun 2021	DIRECT DEBIT Suncorp-Metway 022080689	1,616.00		59,026.22
1 Jul 2021	DIRECT CREDIT Place Estate Age RENT PAYMNT SNG		833.05	59,859.27
12 Jul 2021	CREDIT INTEREST		0.49	59,859.76
21 Jul 2021	DIRECT DEBIT Suncorp-Metway 022080689	1,616.00		58,243.76
27 Jul 2021	DIRECT CREDIT SuperChoice P/L PC200721-144294269		356.25	58,600.01
2 Aug 2021	DIRECT CREDIT Place Estate Age RENT PAYMNT SNG		1,440.00	60,040.01
6 Aug 2021	BPAY DEBIT VIA INTERNET URBAN UTILITIES 101042988600003 REFERENCE NUMBER 57143490	267.92		59,772.09
12 Aug 2021	CREDIT INTEREST		0.51	59,772.60
	BALANCE CARRIED FORWARD			59,772.60

Details are continued on the back of this page



Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			59,772.60
23 Aug 2021	DIRECT DEBIT Suncorp-Metway 022080689	1,616.00		58,156.60
25 Aug 2021	DIRECT CREDIT ATO ATO001100014913521		500.00	58,656.60
1 Sep 2021	DIRECT CREDIT Place Estate Age RENT PAYMNT SNG		1,440.00	60,096.60
12 Sep 2021	CREDIT INTEREST		0.50	60,097.10
21 Sep 2021	DIRECT DEBIT Suncorp-Metway 022080689	1,616.00		58,481.10
1 Oct 2021	DIRECT CREDIT Place Estate Age RENT PAYMNT SNG		2,160.00	60,641.10
12 Oct 2021	CREDIT INTEREST		0.50	60,641.60
21 Oct 2021	DIRECT DEBIT Suncorp-Metway 022080689	1,616.00		59,025.60
1 Nov 2021	DIRECT CREDIT Place Estate Age RENT PAYMNT SNG		812.50	59,838.10
12 Nov 2021	CREDIT INTEREST		0.50	59,838.60
	CLOSING BALANCE			59,838.60

Summary of Interest, Fees and Charges on this account for period 13 May 2021 - 12 November 2021

Suncorp:	This Period	1 July to date	Government:	This Period	1 July to date
Interest Paid	\$3.02	\$2.50	Government Duties/Taxes	\$0.00	
Interest Charged	\$0.00	\$0.00	Withholding Tax	\$0.00	
Bank Fees Charged	\$0.00		Other Financial Institutions:		
			ATM Operator Fee	\$0.00	

Notes: Please retain this statement for taxation purposes.

Please check all entries on your statement and notify Suncorp Bank immediately of any errors or omissions. Should you have a query about your account please call 13 11 55. It is important we hold your most up-to-date personal details, please contact us if these have changed.

Complaints and Feedback

If we didn't meet your expectations in any way or to lodge a complaint with Suncorp Bank, please contact us on 13 11 55. For information on our complaint processes or to escalate a complaint with us visit www.suncorp.com.au/contact-us/customer-relations or lodge your complaint with the Australian Financial Complaints Authority by visiting www.afca.org.au, calling 1800 931 678, emailing info@afca.org.au or sending a letter to GPO Box 3, Melbourne VIC 3001.

SNG SUPERANNUATION PTY LTD ATF
S & N GRIMBAS SUPERANNUATION FUND
133 YUNDAH ST
SHORNCLIFFE QLD 4017

Account Summary

Opening Balance	\$59,838.60
Total Withdrawals	\$12,436.00 -
Total Deposits	\$9,474.85+
Closing Balance	\$56,877.45

BSB Number **484-799**

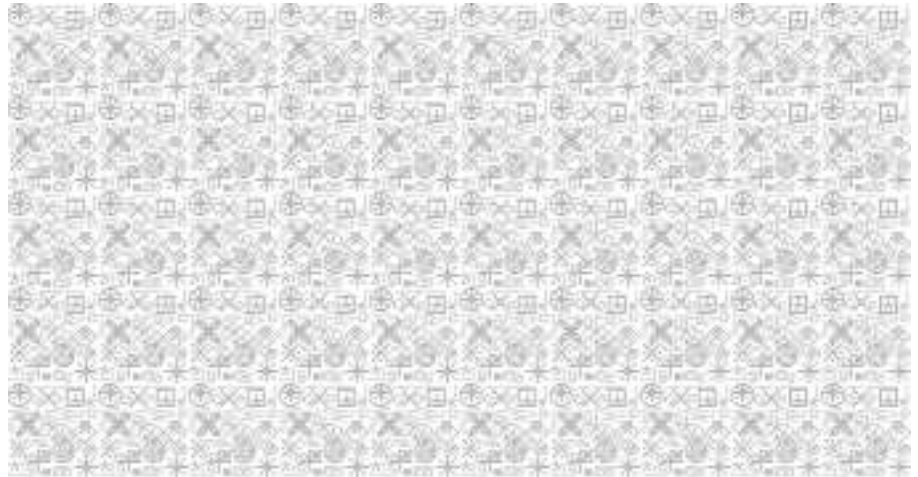
Account Number **051482637**

Statement Period **13/11/2021 - 12/05/2022**

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			59,838.60
22 Nov 2021	DIRECT DEBIT SUNCORP METWAY 0220806891211122	100.00		59,738.60
22 Nov 2021	DIRECT DEBIT SUNCORP METWAY 0220806891211122	1,616.00		58,122.60
1 Dec 2021	DIRECT CREDIT Place Estate Age RENT PAYMNT SNG		812.50	58,935.10
12 Dec 2021	CREDIT INTEREST		0.49	58,935.59
15 Dec 2021	DIRECT CREDIT Beyond Property 1 51 Junction Rd C		656.64	59,592.23
21 Dec 2021	DIRECT DEBIT SUNCORP METWAY 0220806891211221 2022	1,616.00		57,976.23
4 Jan 2022	DIRECT CREDIT Beyond Property 1 51 Junction Rd C		656.64	58,632.87
12 Jan 2022	DIRECT CREDIT ATO ATO001100015518643		219.00	58,851.87
12 Jan 2022	CREDIT INTEREST		0.49	58,852.36
17 Jan 2022	DIRECT CREDIT Beyond Property 1 51 Junction Rd C		224.79	59,077.15
21 Jan 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220121	1,616.00		57,461.15
	BALANCE CARRIED FORWARD			57,461.15

Details are continued on the back of this page



Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			57,461.15
1 Feb 2022	DIRECT CREDIT Beyond Property 1 51 Junction Rd C		23.81	57,484.96
12 Feb 2022	CREDIT INTEREST		0.50	57,485.46
17 Feb 2022	DIRECT CREDIT SuperChoice P/L PC100222-144826777		458.13	57,943.59
17 Feb 2022	DIRECT CREDIT SuperChoice P/L PC100222-144826785		957.75	58,901.34
18 Feb 2022	DIRECT CREDIT Rental Managemen Rental Management		849.28	59,750.62
21 Feb 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220221	1,616.00		58,134.62
9 Mar 2022	INTERNET EXTERNAL TRANSFER TO 124001 021374214 REF NO 77855341 Grim15	2,640.00		55,494.62
12 Mar 2022	CREDIT INTEREST		0.44	55,495.06
15 Mar 2022	DIRECT CREDIT Rental Managemen Rental Management		656.64	56,151.70
21 Mar 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220321	1,616.00		54,535.70
21 Mar 2022	DIRECT CREDIT SuperChoice P/L PC150322-108037840		666.00	55,201.70
31 Mar 2022	DIRECT CREDIT Rental Managemen Rental Management		632.03	55,833.73
12 Apr 2022	CREDIT INTEREST		0.47	55,834.20
13 Apr 2022	DIRECT CREDIT SuperChoice P/L PC070422-106270651		859.50	56,693.70
14 Apr 2022	DIRECT CREDIT Rental Managemen Rental Management		656.64	57,350.34
	BALANCE CARRIED FORWARD			57,350.34

Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			57,350.34
21 Apr 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220421	1,616.00		55,734.34
21 Apr 2022	DIRECT CREDIT PRECISION CH PASCH2204200003036		486.00	56,220.34
29 Apr 2022	DIRECT CREDIT Rental Managemen Rental Management		656.64	56,876.98
12 May 2022	CREDIT INTEREST		0.47	56,877.45
	CLOSING BALANCE			56,877.45

Summary of Interest, Fees and Charges on this account for period 13 November 2021 - 12 May 2022

	This Period	1 July to date	Government:	This Period	1 July to date
Suncorp:					
Interest Paid	\$2.86	\$5.36	Government Duties/Taxes	\$0.00	
Interest Charged	\$0.00	\$0.00	Withholding Tax	\$0.00	
Bank Fees Charged	\$0.00		Other Financial Institutions:		
			ATM Operator Fee	\$0.00	

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SNG SUPERANNUATION PTY LTD ATF
S & N GRIMBAS SUPERANNUATION FUND
133 YUNDAH ST
SHORNCLIFFE QLD 4017

Account Summary

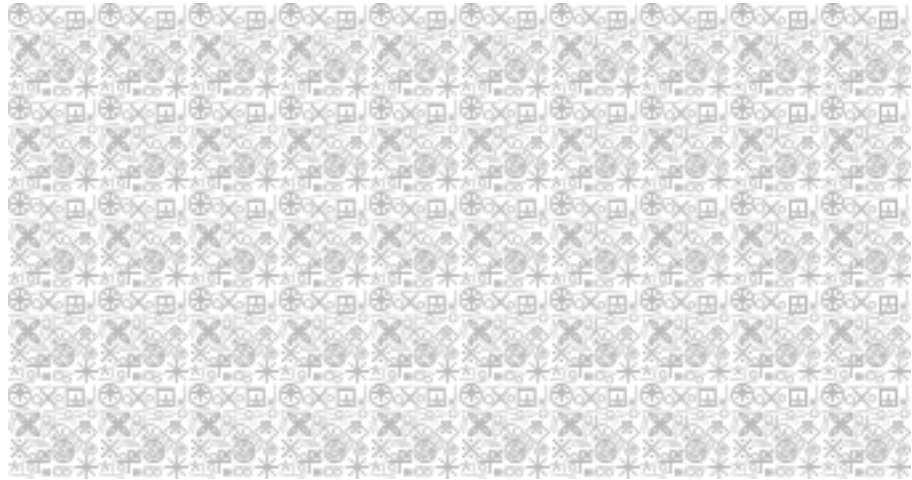
Opening Balance	\$56,877.45
Total Withdrawals	\$11,010.04 -
Total Deposits	\$9,761.60+
Closing Balance	\$55,629.01

BSB Number	484-799
Account Number	051482637
Statement Period	13/05/2022 - 12/11/2022

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			56,877.45
13 May 2022	DIRECT CREDIT Rental Managemen Rental Management		226.24	57,103.69
23 May 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220523	100.00		57,003.69
23 May 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220523	1,616.00		55,387.69
12 Jun 2022	CREDIT INTEREST		0.47	55,388.16
15 Jun 2022	DIRECT CREDIT Rental Managemen Rental Management		632.03	56,020.19
21 Jun 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220621	1,616.00		54,404.19
24 Jun 2022	DIRECT CREDIT PRECISION CH PASCH2206220015035		1,458.00	55,862.19
30 Jun 2022	DIRECT CREDIT Rental Managemen Rental Management		656.64	56,518.83
12 Jul 2022	CREDIT INTEREST		0.46	56,519.29
15 Jul 2022	DIRECT CREDIT Rental Managemen Rental Management		206.44	56,725.73
21 Jul 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220721	1,734.25		54,991.48
	BALANCE CARRIED FORWARD			54,991.48

Details are continued on the back of this page



Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			54,991.48
29 Jul 2022	DIRECT CREDIT Rental Managemen Rental Management		656.64	55,648.12
12 Aug 2022	CREDIT INTEREST		0.48	55,648.60
15 Aug 2022	DIRECT CREDIT Rental Managemen Rental Management		656.64	56,305.24
22 Aug 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220822	1,804.20		54,501.04
29 Aug 2022	BPAY DEBIT VIA INTERNET URBAN UTILITIES 101042988600003 REFERENCE NUMBER 64843531	409.34		54,091.70
31 Aug 2022	DIRECT CREDIT Rental Managemen Rental Management		1,313.28	55,404.98
12 Sep 2022	CREDIT INTEREST		0.47	55,405.45
15 Sep 2022	DIRECT CREDIT Rental Managemen Rental Management		656.64	56,062.09
21 Sep 2022	DIRECT DEBIT SUNCORP METWAY 0220806891220921	1,804.20		54,257.89
30 Sep 2022	DIRECT CREDIT Rental Managemen Rental Management		424.45	54,682.34
12 Oct 2022	CREDIT INTEREST		0.45	54,682.79
18 Oct 2022	DIRECT CREDIT PRECISION CH PASCH2210170002780		2,008.72	56,691.51
21 Oct 2022	DIRECT DEBIT SUNCORP METWAY 0220806891221021	1,926.05		54,765.46
31 Oct 2022	DIRECT CREDIT Rental Managemen Rental Management		863.08	55,628.54
12 Nov 2022	CREDIT INTEREST		0.47	55,629.01
	CLOSING BALANCE			55,629.01

Summary of Interest, Fees and Charges on this account for period 13 May 2022 - 12 November 2022

Suncorp:	This Period	1 July to date	Government:	This Period	1 July to date
Interest Paid	\$2.80	\$2.33	Government Duties/Taxes	\$0.00	
Interest Charged	\$0.00	\$0.00	Withholding Tax	\$0.00	
Bank Fees Charged	\$0.00		Other Financial Institutions:		
			ATM Operator Fee	\$0.00	

Notes: Please retain this statement for taxation purposes.

Please check all entries on your statement and notify Suncorp Bank immediately of any errors or omissions. Should you have a query about your account please call 13 11 55. It is important we hold your most up-to-date personal details, please contact us if these have changed.

Complaints and Feedback

If we didn't meet your expectations in any way or to lodge a complaint with Suncorp Bank, please contact us on 13 11 55. For information on our complaint processes or to escalate a complaint with us visit www.suncorp.com.au/contact-us/customer-relations or lodge your complaint with the Australian Financial Complaints Authority by visiting www.afca.org.au, calling 1800 931 678, emailing info@afca.org.au or sending a letter to GPO Box 3, Melbourne VIC 3001.

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Rental Income (28000)					
<u>Rental Property (00001)</u>					
02/08/2021	Place Estate			1,440.00	1,440.00 CR
01/09/2021	Place Estate			1,440.00	2,880.00 CR
01/10/2021	Place Estate			2,160.00	5,040.00 CR
01/11/2021	Place Estate			1,440.00	6,480.00 CR
01/12/2021	Place Estate			1,440.00	7,920.00 CR
15/12/2021	Beyond Property			720.00	8,640.00 CR
04/01/2022	Beyond Property			720.00	9,360.00 CR
17/01/2022	Beyond Property			224.79	9,584.79 CR
01/02/2022	Beyond Property			23.81	9,608.60 CR
18/02/2022	Rental Management			1,440.00	11,048.60 CR
15/03/2022	Rental Management			656.64	11,705.24 CR
31/03/2022	Rental Management			1,503.36	13,208.60 CR
14/04/2022	Rental Management			656.64	13,865.24 CR
29/04/2022	Rental Management			783.36	14,648.60 CR
13/05/2022	Rental Management			1,440.00	16,088.60 CR
15/06/2022	Rental Management			632.03	16,720.63 CR
30/06/2022	Rental Management			807.97	17,528.60 CR
				17,528.60	17,528.60 CR

no statement available from Beyond Property - then moved to new real estate service provider



\$2,160

\$1,440

\$1,440

Total Debits: 0.00
 Total Credits: 17,528.60

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Rental Expenses-1/51 Junction Rd (42601)					
<u>Council Rates (00001)</u>					
06/08/2021	Council Rate		38.40		38.40 DR
08/11/2021	Council Rate		469.55		507.95 DR
13/05/2022	Rental Management		430.40		938.35 DR
06/06/2022	Council Rate		430.40		1,368.75 DR
			1,368.75		1,368.75 DR
<u>Water Rates (00002)</u>					
06/08/2021	Urban Utilities		267.92		267.92 DR
30/06/2022	Urban Utilities - Dec 21 ~ Feb 22 + Aug 21 ~ Nov 21		353.81		621.73 DR
30/06/2022	Urban Utilities - Dec 21 ~ Feb 22 + Aug 21 ~ Nov 21		299.58		921.31 DR
			921.31		921.31 DR
<u>Body Corporate Levies (00003)</u>					
01/11/2021	Place Estate		627.50		627.50 DR
01/12/2021	Place Estate		627.50		1,255.00 DR
31/03/2022	Rental Management		681.25		1,936.25 DR
13/05/2022	Rental Management		657.16		2,593.41 DR
30/06/2022	Rental Management		24.61		2,618.02 DR
			2,618.02		2,618.02 DR
<u>Insurance (00004)</u>					
18/02/2022	Rental Management		365.00		365.00 DR
			365.00		365.00 DR
<u>Repairs & Maintenance (00005)</u>					
18/02/2022	Rental Management		99.00		99.00 DR
			99.00		99.00 DR
<u>Residential Management Fee (00009)</u>					
15/12/2021	Beyond Property		63.36		63.36 DR
04/01/2022	Beyond Property		63.36		126.72 DR
18/02/2022	Rental Management		126.72		253.44 DR
31/03/2022	Rental Management		190.08		443.52 DR
29/04/2022	Rental Management		126.72		570.24 DR
13/05/2022	Rental Management		126.20		696.44 DR
30/06/2022	Rental Management		126.72		823.16 DR
			823.16		823.16 DR
Total Debits:	6,195.24				
Total Credits:	0.00				

see attached notices

see attached notices - NB. Mar ~ Jun 22 due July 22

Place Estate Agents Nundah

Licensee: Stefanos Grimbas

PO Box 868

Nundah QLD 4012

07 3621 6888 Fax 07 3630 4466 ABN: 60-309-163-896

nundah@eplace.com.au

SNG Properties P/L ATF SNG Property Trus
C/- PO Box 868
Nundah Q 4012

Agent ABN: 60-309-163-896
Primary Owner Statement for
Period Ending: 01/07/21
Reference: SNG
TAX INVOICE

SNG Properties P/L ATF SNG Property Trus
Manager: Jennifer Packard

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/51 Junction Road	Paul Lee Randall	360.00	W1 11/06/21	08/07/21	4	1440.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Balance Brought Forward						1333.05
	Total Rent Collected From Tenants						1440.00
11/06/21	1/51 Junction Road	GETELEC PTY LTD		Inv:4448			
	Install new Oven & cooktop Westinghouse	(Includes 176.36 GST)				1940.00	
						1940.00	2773.05
	NETT AMOUNT TO BE PAID						833.05

Transferred to your bank account \$833.05
Payment Details: SNG Properties P/L ATF SNG Property Trus 051482637 484-799

Debtor
30/06/2021

Place Estate Agents Nundah

Licensee: Stefanos Grimbas

PO Box 868

Nundah QLD 4012

07 3621 6888 Fax 07 3630 4466 ABN: 60-309-163-896

nundah@eplace.com.au

SNG Properties P/L ATF SNG Property Trus
C/- PO Box 868
Nundah Q 4012

Agent ABN: 60-309-163-896
Primary Owner Statement for
Period Ending: 02/08/21
Reference: SNG

TAX INVOICE

SNG Properties P/L ATF SNG Property Trus
Manager: Jennifer Packard

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/51 Junction Road	Paul Lee Randall	360.00	W1 09/07/21	05/08/21	4	1440.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1440.00
						0.00	1440.00
	NETT AMOUNT TO BE PAID						1440.00

Transferred to your bank account \$1,440.00

Payment Details: SNG Properties P/L ATF SNG Property Trus 051482637 484-799

Place Estate Agents Nundah

Licensee: Stefanos Grimbas

PO Box 868

Nundah QLD 4012

07 3621 6888 Fax 07 3630 4466 ABN: 60-309-163-896

nundah@eplace.com.au

SNG Properties P/L ATF SNG Property Trus
C/- PO Box 868
Nundah Q 4012

Agent ABN: 60-309-163-896
Primary Owner Statement for
August 2021
Reprinted: 02/09/21
Reference: SNG
TAX INVOICE

SNG Properties P/L ATF SNG Property Trus
Manager: Jennifer Packard

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/51 Junction Road	Paul Lee Randall	360.00	W1 06/08/21	02/09/21	4	1440.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1440.00
01/09/21	EFT payment to owner		SNG Properties P/L ATF SNG Pro			1440.00	
						1440.00	1440.00
	NETT AMOUNT						0.00

To our valued owners, Our greatest apologies as the statements did not go through to all owners

Place Estate Agents Nundah

Licensee: Stefanos Grimbas

PO Box 868

Nundah QLD 4012

07 3621 6888 Fax 07 3630 4466 ABN: 60-309-163-896

nundah@eplace.com.au

SNG Properties P/L ATF SNG Property Trus
C/- PO Box 868
Nundah Q 4012

Agent ABN: 60-309-163-896
Primary Owner Statement for
Period Ending: 01/10/21
Reference: SNG

TAX INVOICE

SNG Properties P/L ATF SNG Property Trus
Manager: Jennifer Packard

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/51 Junction Road	Paul Lee Randall	360.00	W1 03/09/21	14/10/21	6	2160.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						2160.00
						0.00	2160.00
	NETT AMOUNT TO BE PAID						2160.00

Transferred to your bank account \$2,160.00

Payment Details: SNG Properties P/L ATF SNG Property Trus 051482637 484-799

Place Estate Agents Nundah

Licensee: Stefanos Grimbas

PO Box 868

Nundah QLD 4012

07 3621 6888 Fax 07 3630 4466 ABN: 60-309-163-896

nundah@eplace.com.au

SNG Properties P/L ATF SNG Property Trus
C/- PO Box 868
Nundah Q 4012

Agent ABN: 60-309-163-896
Primary Owner Statement for
Period Ending: 01/11/21
Reference: SNG

TAX INVOICE

SNG Properties P/L ATF SNG Property Trus
Manager: Jennifer Packard

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/51 Junction Road	Paul Lee Randall	360.00	W1 15/10/21	11/11/21	4	1440.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1440.00
26/10/21	1/51 Junction Road		Junction Inn Body Corporate 32456				
	Rates 1/10/21 to 31/12/21					627.50	
						<u>627.50</u>	<u>1440.00</u>
	NETT AMOUNT TO BE PAID						812.50

Transferred to your bank account \$812.50

Payment Details: SNG Properties P/L ATF SNG Property Trus 051482637 484-799

CTS 32456

ABN: 15213744906
51 JUNCTION ROAD
CLAYFIELD QLD 4011

Accounts: 1300 881 227

NOTICE OF CONTRIBUTIONS

SNG PROPERTIES PTY LTD
133 YUNDAH STREET
SHORNCLIFFE QLD 4017

Invoice

Invoice No: 0000057	Issue Date: 25/10/21
Net Amount Payable:	\$ 627.50
Due Date:	26/11/2021

Body Corporate JUNCTION INN - CTS: 32456 - ABN: 15213744906

Lot No. 1 Unit U1	Previous Balance:	0.00		
Address: 51 JUNCTION ROAD, CLAYFIELD, QLD 4011	Penalty Interest:	0.00		
Contribution Entitlement: 1 Interest Entitlement: 1	Issued levies not due:	0.00		
Description	Transaction Type	Fund	Gross	Totals
01/10/2021 to 31/12/2021 for total Levy of \$2100.00 pa	Normal	Admin	\$440.00	\$440.00
01/10/2021 to 31/12/2021 for total Levy of \$625.00 pa	Normal	Sink	\$187.50	\$187.50
Arrears/Issued at time of printing				\$0.00
Gross Amount				\$627.50
Net Amount Payable				\$627.50

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 32456



DEFT
PAYMENT SYSTEMS

DEFT Reference Number:
2897 4018 5350 1780 0055

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- Bpay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cash, cheque or EFTPOS at any post office.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au or call 1800 672 162.

JUNCTION INN Lot No. 1 Unit U1 JUNCTION INN	Invoice No: 0000057
Net Amount Payable:	\$627.50
Due Date:	26/11/2021



Billers Code: 96503
Reference: 2897 4018 5350 1780 0055



*442 289740185 35017800055

+289740185 35017800055<

000062750<4+

PO Box 153 The Gap QLD 4061
 (w) 07 3188 7651 (Main office) / 07 3554 0316 (North Brisbane)
 www.beyondpm.com.au
 admin@beyondpm.com.au
 ABN: 35788686140
 Licence: 3603271

Tax Invoice

Account OWN03396
 Statement #1
 15 Dec 2021

Natalie Maree Grimbas, Steve Grimbas
 SNG Properties Pty Ltd ATF SNG Property Trust

Money In	\$720.00
Money Out	\$63.36
You Received	\$656.64

Details for Account OWN03396

	Money Out	Money In
Balance brought forward		\$0.00
1/51 Junction Rd, Clayfield QLD 4011		
Rented for \$360.00 per week		
Paul Lee Randall paid to 23/12/2021		
Rent paid to 23/12/2021 (previously paid to 9/12/2021)		\$720.00
Management & Rent Collection Fee *	\$63.36	
Total	\$63.36	\$720.00

Account Transactions

Withdrawal by EFT to owner SNG Properties Pty Ltd ATF SNG Property Trust [EFT Transfer to: SNG Properties Pty Ltd ATF SNG Property Trust, (484799) - ***637]	\$656.64	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$5.76
 (* includes Tax)

PO Box 153 The Gap QLD 4061
 (w) 07 3188 7651 (Main office) / 07 3554 0316 (North Brisbane)
 www.beyondpm.com.au
 admin@beyondpm.com.au
 ABN: 35788686140
 Licence: 3603271

Tax Invoice

Account OWN03396
 Statement #2
 4 Jan 2022

Natalie Maree Grimbas, Steve Grimbas
 SNG Properties Pty Ltd ATF SNG Property Trust

Money In	\$720.00
Money Out	\$63.36
You Received	\$656.64

Details for Account OWN03396

	Money Out	Money In
Balance brought forward		\$0.00
1/51 Junction Rd, Clayfield QLD 4011		
Rented for \$360.00 per week		
Paul Lee Randall paid to 6/01/2022		
Rent paid to 6/01/2022 (previously paid to 23/12/2021)		\$720.00
Management & Rent Collection Fee *	\$63.36	
Total	\$63.36	\$720.00

Account Transactions

Withdrawal by EFT to owner SNG Properties Pty Ltd ATF SNG Property Trust [EFT Transfer to: SNG Properties Pty Ltd ATF SNG Property Trust, (484799) - ***637]	\$656.64	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$5.76
 (* includes Tax)

Income & Expenditure Summary

Natalie Maree Grimbas
Address not supplied

Date 1/07/2021 to 30/06/2022

From Statement: 1 (4/02/2022)
To Statement: 9 (30/06/2022)

SNG Properties Pty Ltd ATF SNG Property Trust (ID: 3140)

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
OPENING BALANCE: \$0.00												
Owner Contributions												
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Residential Properties

1/51 Junction Rd, Clayfield, QLD 4011

Property Income

Residential Rent

0.00	0.00	0.00	0.00	0.00	0.00	0.00	1440.00	2160.00	1440.00	1440.00	1440.00	7920.00
												\$7,920.00
												(GST Total: \$0.00)

Property Expenses

Council Rates

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.40	0.00	430.40
------	------	------	------	------	------	------	------	------	------	--------	------	--------

Fire Protection (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	0.00	0.00	0.00	0.00	99.00
------	------	------	------	------	------	------	-------	------	------	------	------	-------

Landlord Insurance (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.00	0.00	0.00	0.00	0.00	365.00
------	------	------	------	------	------	------	--------	------	------	------	------	--------

Residential Management Fee (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.72	190.08	126.72	126.72	126.72	696.96
------	------	------	------	------	------	------	--------	--------	--------	--------	--------	--------

Strata - Admin / Sinking Levies (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	681.25	0.00	0.00	681.25	1362.50
------	------	------	------	------	------	------	------	--------	------	------	--------	---------

\$2,953.86

(GST Total: \$229.40)

PROPERTY BALANCE: \$4,966.14

(GST Balance: -\$229.40)

Ownership Summary

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

Income & Expenditure Summary

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Owner Income													\$0.00 <i>(GST Total: \$0.00)</i>
Owner Expenses													\$0.00 <i>(GST Total: \$0.00)</i>
Owner Payments													
SNG Properties Pty Ltd ATF SNG Property Trust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	849.28	1288.67	1313.28	226.24	1288.67	4966.14
													\$4,966.14
													CLOSING BALANCE: \$0.00

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



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 1/51 JUNCTION RD
 CLAYFIELD
Issue Date 6 May 2022

Dedicated to a better Brisbane



resource/EmailPDFs/500010415466902/E-1/S-1/I-1

SNG PROPERTY TRUST
 C/- BEYOND PROPERTY MANAGEMENT
 PO BOX 153
 THE GAP QLD 4061

Bill number
5000 1041 5466 902

Bill number including donation
5800 1041 5466 902

Enquiries
 (07) 3403 8888
24 hours 7 days

Account Period
 1 Apr 2022 - 30 Jun 2022

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.
Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.03% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$430.40

Due Date

6 Jun 2022

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	372.95
State Government Charges	57.45
Gross Amount	430.40
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	430.40
Optional Lord Mayor's Charitable Trust donation received by the Due Date	445.40

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010415466902



Billers Code: 319186
 Ref: 5800 0000 4228 322
 Amt: \$445.40 by 6 Jun 2022

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010415466902



Billers Code: 78550
 Ref: 5000 0000 4228 322
 Amt: \$430.40 by 6 Jun 2022

Pay using your smartphone



SNG PROPERTY TRUST

Due Date

6 Jun 2022

50

Gross Amount

\$430.40

Nett Amount

\$430.40

<0000043040>

<004440>

<500010415466902>

>

Have you changed your address?

It is important if you have changed your postal address to please advise Council by:

Phone: **(07) 3403 8888 24 hours 7 days**

or go to: **www.brisbane.qld.gov.au**

or write to: **Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001**

Rating and rebate information / payment assistance

Rating information - General rates are calculated based on land valuation and rating category. Please refer to your rating category statement or www.brisbane.qld.gov.au/rates for more information.

Rebate - Council offers a range of rates rebates, including pensioner and owner occupier. See www.brisbane.qld.gov.au/rates for more information or call Council's Contact Centre on (07) 3403 8888.

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

Payment options



Online

To pay online go to www.brisbane.qld.gov.au/payrates
Payment is accepted by MasterCard or Visa credit card*.
Minimum payment \$10.



Direct Debit

Pay an agreed amount by Direct Debit transfer from your cheque or savings account. To apply please go to www.brisbane.qld.gov.au search Direct Debit and complete the online form.



By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by MasterCard or Visa credit card*. Minimum payment \$10.



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council
GPO Box 1090
BRISBANE QLD 4001**



Telephone and 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
Minimum payment \$10.

®Registered to BPAY Pty Ltd ABN 69 079 137 518



Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

Pay in-store at Australia Post
Billpay Code: *439



Phone Pay

Call 1300 309 311 to pay by MasterCard or Visa credit card*.
Minimum payment \$10.



Brisbane City Council Regional Business Centres and Customer Service Centre

Pay at any Regional Business Centre or our Customer Service Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* A credit and debit card surcharge may apply. For further details, see the 'Other Information' section

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese

如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 3403 8888 到布里斯本 (Brisbane) 市政廳。

Property Details

Owner	SNG PROPERTY TRUST C/- BEYOND PROPERTY MANAGEMENT	
Property Location	1/51 JUNCTION RD CLAYFIELD	
Real Property Description	L.1 SP.163394 PAR TOOMBUL 1/10	
Valuation effective from	1 Jul 2019	\$87,000
	1 Jul 2020	\$87,000
	1 Jul 2021	\$87,000
Average Rateable Valuation (A R V)		\$87,000

Account Details

Account Number 5000 0000 4228 322

Opening Balance

Closing Balance Of Last Bill	431.87	
Payment Received - 17-Jan-2022	431.85	CR
Discount/Rounding Allowed	0.02	CR
Interest Charged On - State Government Charges	0.01	
Projected Interest	0.01	CR

Total **0.00**

Period: 1 Apr 2022 - 30 Jun 2022

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.3391 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	259.83
Waste Utility Charge - 1 Charge(S) @ \$91.02 Qtr	91.02
Bushland Preservation Levy Category 14 (Annual 0.0115 Cents In The A R V \$) @ P/F 1.000000	9.10
Environmental Mgt Compliance Levy Category 14 (Annual 0.0138 Cents In The A R V \$) @ P/F 1.000000	13.00

Total **372.95**

State Government Charges

Emergency Management Levy - Group 2	57.45
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Total **57.45**

Other Information

A surcharge of 0.52% applies when paying by Mastercard or Visa credit or debit cards and will be payable with your next rate account. The surcharge does not apply to BPAY payments or charges that attract GST.

Council will receive a payment of \$39,410,162 in the 2021-22 financial year from the Queensland Government to mitigate any direct impacts from the Waste Levy on households.

**Water and Sewerage
Quarterly Account**



QUUR60_A4A01/E-4994/S-6119/I-12237/036
SNG PROPERTY TRUST
C/- SNG PROPERTIES PTY LTD AS
TRUSTEE
133 YUNDAH ST
SHORNCLIFFE QLD 4017

Customer reference number	10 1042 9886 0000 3
Bill number	1042 9886 77
Date issued	16/12/2021
Total due	\$632.83
Current charges due date	15/01/2022

Property Location: JUNCTION INN 1
51 JUNCTION ROAD
CLAYFIELD 4011

Your water usage

Water usage (kL)	33.30
Days charged	100

Average daily water usage (litres)

Current period	333
Same period last year	420

Account Summary Period 26/08/2021 - 03/12/2021

Your Last Account

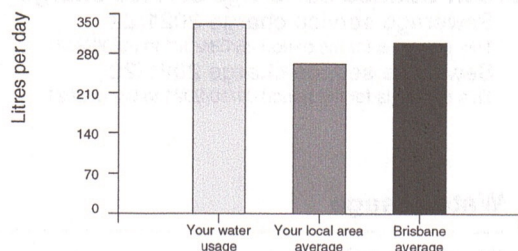
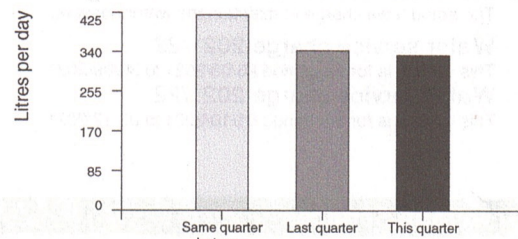
Amount Billed **\$277.31**

Your Current Account

Interest \$1.71
Overdue Balance \$277.31
Current Charges \$353.81

Total Due **\$632.83**

If full payment is not received by the due date, a compounding interest of 8.03% per annum will accrue daily on any amount owing.



**WATER RESTRICTIONS ARE PART OF OUR PLAN
AS OUR DAM LEVELS CONTINUE TO DROP.**

Find out more at urbanutilities.com.au/restrictions



Direct debit

To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit



Telephone and internet banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Internet

Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

Payment options



By phone

Call 1300 123 141 to pay your account using your MasterCard or Visa card*.



Mail

Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person

Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.



By Mobile - Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard cards*. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number



YOUR CHARGES for 26/08/2021 - 03/12/2021 (100 days)

Customer ref. no. 10 1042 9886 0000 3

JUNCTION INN 1
51 JUNCTION ROAD
CLAYFIELD 4011

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
DBA02133	26/08/2021	23939		
	04/12/2021	24272	333kL	
Boundary Meter	Your share percentage is 10.000000 Your share of usage is 33.30			

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2021/22	11.99kL @ \$3.231000/kL	\$38.73
State Bulk Water Charge 2021/22	21.31kL @ \$3.231000/kL	\$68.85

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2021/22	11.99kL @ \$0.818000/kL	\$9.80
Tier 1 usage 2021/22	21.31kL @ \$0.838000/kL	\$17.85
Subtotal		\$135.23

Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2021/22	36 days	\$22.93
This charge is for the period 26/08/2021 to 30/09/2021		
Water service charge 2021/22	64 days	\$41.47
This charge is for the period 01/10/2021 to 03/12/2021		
Subtotal		\$64.40

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2021/22	36 days	\$55.18
This charge is for the period 26/08/2021 to 30/09/2021		
Sewerage service charge 2021/22	64 days	\$99.00
This charge is for the period 01/10/2021 to 03/12/2021		
Subtotal		\$154.18

Water usage

\$135.23

Water services

\$64.40

Sewerage services

\$154.18

Your total charges 26/08/2021 - 03/12/2021

\$353.81

Your usage was 33.30 kilolitres.
That's an average of 333 litres per day.

WATER-SAVVY SUMMER GARDENS

Did you know that reducing outdoor water use is the primary focus of water restrictions.

You can still achieve sustainable green spaces with careful preparation and plant choice.

To learn more, visit urbanutilities.com.au/savewater

INTERPRETER SERVICE 13 14 50

当您需口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50
© Urban Utilities 2021



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



Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.

Water and Sewerage Account
In Person / Mail Payment Advice
Name: SNG PROPERTY TRUST



Billers Code: 112144
Ref: 10 1042 9886 0000 3



BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



*4001 101042988600003



Commonwealth Bank Credit
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

Date

Cash

Teller Stamp & Initials

Cheques

Current charges due date

15/01/2022

For Credit **Urban Utilities**

Trans Code User ID

Customer Reference No.

831

066840

101042988600003

Total Due

\$

632.83

+757+

Policy Schedule

Landlord Preferred Policy

14 January 2022

SNG Properties Pty Ltd
C/- Place Estate Agents- Nundah
Po Box 868
NUNDAH QLD 4012

POLICY NUMBER: TS1072415LPP
AMOUNT DUE: \$ 365.00
DUE DATE: 15/03/2022

Insured: SNG Properties Pty Ltd

Insured Address: 1/51 Junction Road, CLAYFIELD QLD 4011

Premium Type

Renewal

Expiry Date

15/03/2022. We invite you to renew your policy until 12:01am
15/03/2023

Managing Agent

Place Estate Agents- Nundah

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium \$365.00

Includes: Multiple Property Discount

Last year's annual premium	\$379.00
Change on last year	-3.7 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to this policy on renewal and has been sent to the property owner. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

Please turn over for important policy information and payment details

TS00033 01/03/14 A

Insured details

What you have told us:

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

You must call us to tell us if you or anyone to be insured under this policy:

- have had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have had, during the past 5 years, 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have been convicted of theft or fraud in the last 5 years
- are aware of any existing circumstances which may lead to a claim under this policy.

If you have answered 'yes' to any of the above questions, please contact us.

When you need to contact us

It is important that you check the information provided on your Policy Schedule. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and SunCorp Group Privacy Policy by visiting terriscsheer.com.au/privacy or call us on 1800 804 016.

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Premium	\$316.10	\$304.42
GST	\$31.61	\$30.44
Stamp Duty	\$31.29	\$30.14
Annual Premium (*)	\$379.00	\$365.00

* Please note that minor rounding may be present in your premium calculation.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.

*Property maintenance and condition

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

This document will be a tax invoice for GST when you make payment

SNG Properties Pty Ltd - 1/51 Junction Road, CLAYFIELD QLD 4011

Amount Payable

\$365.00

Due Date

15/03/2022

Policy Number

TS1072415LPP

Payment Reference No

710724154

Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



63461710724154000036500



Biller Code: 63461

Ref: 710724154



Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the **QR code**, use the reader within your mobile banking app. More info: www.bpay.com.au

Land valuation notice



/E-770/S-770/I-1539/

BODY CORPORATE FOR JUNCTION INN COMMUNITY TITLES
SCHEME 32456
landvaluations@communitye.com.au

The Department of Resources has valued all properties in your local government area in accordance with the *Land Valuation Act 2010*.

Below are details of your property and the new land valuation based on the **site value**.

Property address: 51 JUNCTION RD,
CLAYFIELD 4011
Local government: BRISBANE CITY (TOOMBUL)
Area: 999 M²
Real property description: L1-10 SP163394

NEW LAND VALUATION:	\$1,250,000
PREVIOUS LAND VALUATION:	\$1,100,000
Date of new valuation:	1 October 2022
Date of new valuation issue:	17 March 2023
Date of effect of new valuation:	30 June 2023

Find more information about your **new land valuation** over the page.

Laura Dietrich
Valuer-General
Department of Resources

LAND valuation



Change to email

Scan the QR code to update your details to receive your notice by email and find more information about your valuation.

 www.qld.gov.au/landvaluation

Valuation enquiries
 1300 664 217

Local government enquiries
 (07) 3403 8888





Rate Account

Property Location 1/51 JUNCTION RD
CLAYFIELD

Issue Date 7 Oct 2021

Bill number
5000 1040 4647 141

Bill number including donation
5800 1040 4647 141

Dedicated to a better Brisbane



P278BCCRA260_A4MA01/E-3146/S-6292/I-12583

SNG PROPERTY TRUST
C/- SNG PROPERTIES PTY LTD AS TRUSTEE
133 YUNDAH ST
SHORNCLIFFE QLD 4017

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2021 - 31 Dec 2021

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.03% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$469.55

Due Date

8 Nov 2021

Summary of Charges

Opening Balance	39.19
Brisbane City Council Rates & Charges	372.95
State Government Charges	57.45

Gross Amount	469.59
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	469.55
Optional Lord Mayor's Charitable Trust donation received by the Due Date	484.55

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010404647141



Bill Code: 319186
Ref: 5800 0000 4228 322
Amt: \$484.55 by 8 Nov 2021

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010404647141



Bill Code: 78550
Ref: 5000 0000 4228 322
Amt: \$469.55 by 8 Nov 2021

Pay using your smartphone



SNG PROPERTY TRUST

Due Date

8 Nov 2021

50

Gross Amount

\$469.59

Nett Amount

\$469.55

<0000046955>

<004440>

<500010404647141>

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Property Details

Owner	SNG PROPERTY TRUST		
Property Location	1/51 JUNCTION RD CLAYFIELD		
Real Property Description	L.1 SP.163394 PAR TOOMBUL 1/10		
Valuation effective from	1 Jul 2019		\$87,000
	1 Jul 2020		\$87,000
	1 Jul 2021		\$87,000
Average Rateable Valuation (A R V)			\$87,000

Account Details

Account Number 5000 0000 4228 322

Opening Balance			
Closing Balance Of Last Bill			38.43
Discount/Rounding Allowed			0.03 CR
Interest Charged On - State Government Charges			0.37
Projected Interest			0.42
Total			39.19

Period: 1 Oct 2021 - 31 Dec 2021

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.3391 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000		259.83
Waste Utility Charge - 1 Charge(S) @ \$91.02 Qtr		91.02
Bushland Preservation Levy Category 14 (Annual 0.0115 Cents In The A R V \$) @ P/F 1.000000		9.10
Environmental Mgt Compliance Levy Category 14 (Annual 0.0138 Cents In The A R V \$) @ P/F 1.000000		13.00
Total		372.95

State Government Charges

Emergency Management Levy - Group 2		57.45
Total		57.45

Other Information

A surcharge of 0.52% applies when paying by Mastercard or Visa credit or debit cards and will be payable with your next rate account. The surcharge does not apply to BPAY payments or charges that attract GST.

Council will receive a payment of \$39,410,162 in the 2021-22 financial year from the Queensland Government to mitigate any direct impacts from the Waste Levy on households.

Have you changed your address?

It is important if you have changed your postal address to please advise Council by:

Phone: **(07) 3403 8888 24 hours 7 days**

or go to: **www.brisbane.qld.gov.au**

or write to: **Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001**

Rating and rebate information / payment assistance

Rating information - General rates are calculated based on land valuation and rating category. Please refer to your rating category statement or www.brisbane.qld.gov.au/rates for more information.

Rebate - Council offers a range of rates rebates, including pensioner and owner occupier. See www.brisbane.qld.gov.au/rates for more information or call Council's Contact Centre on (07) 3403 8888.

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

Payment options



Online

To pay online go to **www.brisbane.qld.gov.au/payrates**
Payment is accepted by MasterCard or Visa credit card*.
Minimum payment \$10.



Direct Debit

Pay an agreed amount by Direct Debit transfer from your cheque or savings account. To apply please go to www.brisbane.qld.gov.au search Direct Debit and complete the online form.



By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by MasterCard or Visa credit card*. Minimum payment \$10.



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council
GPO Box 1090
BRISBANE QLD 4001**



Telephone and 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
Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAYVIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

Pay in-store at Australia Post
Billpay Code: *439



Phone Pay

Call 1300 309 311 to pay by MasterCard or Visa credit card*.
Minimum payment \$10.



Brisbane City Council Regional Business Centres and Customer Service Centre

Pay at any Regional Business Centre or our Customer Service Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* A credit and debit card surcharge may apply. For further details, see the 'Other Information' section

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese 如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 3403 8888 到布里斯本 (Brisbane) 市政廳。



Rate Account

Property Location 1/51 JUNCTION RD
CLAYFIELD

Issue Date 7 Jul 2021

Dedicated to a better Brisbane

Bill number
5000 1039 9335 491

Bill number including donation
5800 1039 9335 491

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2021 - 30 Sep 2021



P187BCCRA456_A4MA01/E-3142/S-6285/I-12569

SNG PROPERTY TRUST
C/- SNG PROPERTIES PTY LTD AS TRUSTEE
133 YUNDAH ST
SHORNCLIFFE QLD 4017

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S
CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.03% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable**\$38.40****Due Date****6 Aug 2021**

Summary of Charges

Opening Balance	391.97 CR
Brisbane City Council Rates & Charges	372.95
State Government Charges	57.45
Gross Amount	38.43
Discount and/or Rounding (where applicable)	0.03 CR
Nett Amount Payable	38.40
Optional Lord Mayor's Charitable Trust donation received by the Due Date	53.40

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 580010399335491



Bill Code: 319186
Ref: 5800 0000 4228 322
Amt: \$53.40 by 6 Aug 2021



*439 500010399335491



Bill Code: 78550
Ref: 5000 0000 4228 322
Amt: \$38.40 by 6 Aug 2021

Pay using your smartphone



Google play

Available on the App Store

SNG PROPERTY TRUST

Due Date

6 Aug 2021**50**

Gross Amount

\$38.43

Nett Amount

\$38.40

<0000003840>

<004440>

<500010399335491>

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Property Details

Owner	SNG PROPERTY TRUST	
Property Location	1/51 JUNCTION RD CLAYFIELD	
Real Property Description	L.1 SP.163394 PAR TOOMBUL 1/10	
Valuation effective from	1 Jul 2019	\$87,000
	1 Jul 2020	\$87,000
	1 Jul 2021	\$87,000
Average Rateable Valuation (A R V)		\$87,000

Account Details

Account Number 5000 0000 4228 322

Opening Balance

Closing Balance Of Last Bill	811.95	
Payment Received - 07-Apr-2021	388.94	CR
Payment Received - 04-May-2021	811.95	CR
Interest Charged On - Brisbane City Council Rates & Charges	1.32	
Interest Charged On - State Government Charges	0.24	
Projected Interest	4.59	CR

Total **391.97 CR**

Period: 1 Jul 2021 - 30 Sep 2021

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.3391 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	259.83
Waste Utility Charge - 1 Charge(S) @ \$91.02 Qtr	91.02
Bushland Preservation Levy Category 14 (Annual 0.0115 Cents In The A R V \$) @ P/F 1.000000	9.10
Environmental Mgt Compliance Levy Category 14 (Annual 0.0138 Cents In The A R V \$) @ P/F 1.000000	13.00

Total **372.95**

State Government Charges

Emergency Management Levy - Group 2	57.45
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Total **57.45**

Other Information

A surcharge of 0.52% applies when paying by Mastercard or Visa credit or debit cards and will be payable with your next rate account. The surcharge does not apply to BPAY payments or charges that attract GST.

Council will receive a payment of \$39,410,162 in the 2021-22 financial year from the Queensland Government to mitigate any direct impacts from the Waste Levy on households.

**Water and Sewerage
Quarterly Account**



QUUR75_A4A01/E-9319/S-9320/I-18639/036

SNG PROPERTY TRUST
C/- SNG PROPERTIES PTY LTD AS
TRUSTEE
133 YUNDAH ST
SHORNCLIFFE QLD 4017

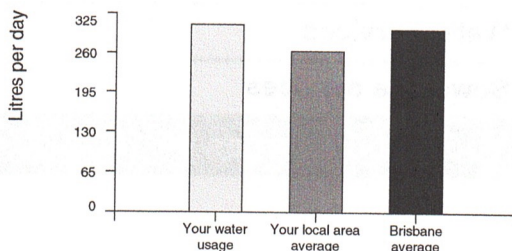
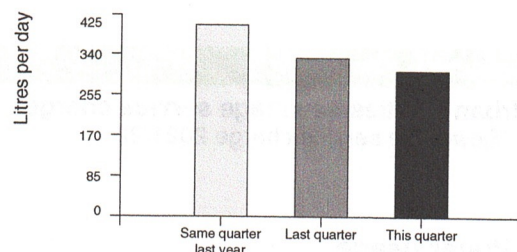
Customer reference number	10 1042 9886 0000 3
Bill number	1042 9886 78
Date issued	18/03/2022
Total due	\$299.58
Current charges due date	17/04/2022

Your water usage

Water usage (kL)	26.70
Days charged	87

Average daily water usage (litres)

Current period	307
Same period last year	404



Property Location: JUNCTION INN 1
51-JUNCTION ROAD
CLAYFIELD 4011

Account Summary Period 04/12/2021 - 28/02/2022

Your Last Account

Amount Billed	\$353.81
Amount Paid	\$632.83CR

Your Current Account

Balance	\$0.00
Current Charges	\$299.58
Total Due	\$299.58

If full payment is not received by the due date, a compounding interest of 8.03% per annum will accrue daily on any amount owing.

IF YOUR PROPERTY HAS BEEN AFFECTED BY EXTREME WEATHER OR FLOODS AND YOU'RE EXPERIENCING DIFFICULTY PAYING YOUR BILLS, WE'RE HERE TO HELP!

Scan the QR code for more information on our Urban Assist program.



Payment options

Direct debit

To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet

Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.



By phone

Call 1300 123 141 to pay your account using your MasterCard or Visa card*.



Mail

Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person

Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.



By Mobile - Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard cards*. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 04/12/2021 - 28/02/2022 (87 days)

Customer ref. no. 10 1042 9886 0000 3

JUNCTION INN 1
51 JUNCTION ROAD
CLAYFIELD 4011

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
DBA02133	04/12/2021	24272		
	01/03/2022	24539	267kL	
Boundary Meter	Your share percentage is 10.000000 Your share of usage is 26.70			

Your usage was 26.70 kilolitres.
That's an average of 307 litres per day.

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2021/22	26.70kL @ \$3.231000/kL	\$86.26
---------------------------------	-------------------------	---------

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2021/22	26.70kL @ \$0.838000/kL	\$22.37
Subtotal		\$108.63

Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2021/22	87 days	\$56.37
Subtotal		\$56.37

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2021/22	87 days	\$134.58
Subtotal		\$134.58

Water usage \$108.63

Water services \$56.37

Sewerage services \$134.58

Your total charges 04/12/2021 - 28/02/2022 \$299.58

WE'RE HERE TO HELP

As an essential service provider, we're here to help during challenging times. If your property has been affected by extreme weather or floods and you're experiencing difficulty paying your bills, please get in touch with us to discuss your circumstances. We'll work with you for as long as it takes to get back on track again.

Scan the QR code below for more information on our Urban Assist program.



INTERPRETER SERVICE 13 14 50

当您需口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오
Cuando necesite un intérprete llame al 13 14 50
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Download the Snip App and scan the code to pay now.



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Water and Sewerage Account
In Person / Mail Payment Advice
Name: SNG PROPERTY TRUST

B PAY Biller Code: 112144
Ref: 10 1042 9886 0000 3



BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Commonwealth Bank Credit
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

Current charges due date
17/04/2022

For Credit **Urban Utilities**
Trans Code User ID

831 066840

Customer Reference No.

101042988600003



*4001 101042988600003



Teller Stamp & Initials

Total Due

\$ 299.58

+757+

**Water and Sewerage
Quarterly Account**



QUUR60_A4A01/E-4994/S-6119/I-12237/036
SNG PROPERTY TRUST
C/- SNG PROPERTIES PTY LTD AS
TRUSTEE
133 YUNDAH ST
SHORNCLIFFE QLD 4017

Customer reference number	10 1042 9886 0000 3
Bill number	1042 9886 77
Date issued	16/12/2021
Total due	\$632.83
Current charges due date	15/01/2022

Your water usage

Water usage (kL)	33.30
Days charged	100

Average daily water usage (litres)

Current period	333
Same period last year	420

Property Location: JUNCTION INN 1
51 JUNCTION ROAD
CLAYFIELD 4011

Account Summary Period 26/08/2021 - 03/12/2021

Your Last Account

Amount Billed **\$277.31**

Your Current Account

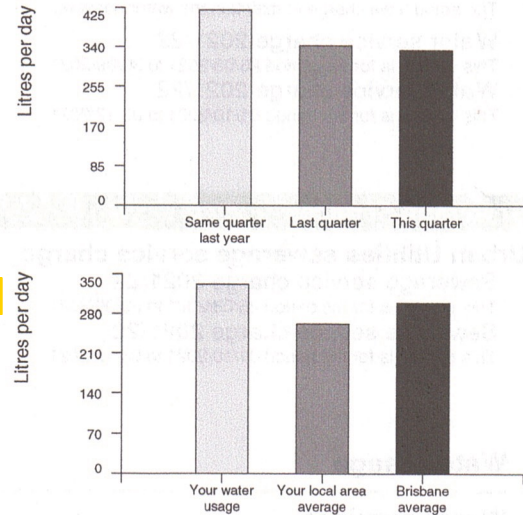
Interest **\$1.71**

Overdue Balance \$277.31

Current Charges \$353.81

Total Due \$632.83

If full payment is not received by the due date, a compounding interest of 8.03% per annum will accrue daily on any amount owing.



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

Payment options

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.

Mail
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In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

By Mobile - Download the free Sniiip® mobile app, create your account and scan the circular QR code over the page to pay. Sniiip payments can be used with Visa and MasterCard cards*. Sniiip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 26/08/2021 - 03/12/2021 (100 days)

Customer ref. no. 10 1042 9886 0000 3

JUNCTION INN 1
51 JUNCTION ROAD
CLAYFIELD 4011

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
DBA02133	26/08/2021	23939		
	04/12/2021	24272	333kL	
Boundary Meter	Your share percentage is 10.000000 Your share of usage is 33.30			

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2021/22	11.99kL @ \$3.231000/kL	\$38.73
State Bulk Water Charge 2021/22	21.31kL @ \$3.231000/kL	\$68.85

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2021/22	11.99kL @ \$0.818000/kL	\$9.80
Tier 1 usage 2021/22	21.31kL @ \$0.838000/kL	\$17.85
Subtotal		\$135.23

Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2021/22	36 days	\$22.93
This charge is for the period 26/08/2021 to 30/09/2021		
Water service charge 2021/22	64 days	\$41.47
This charge is for the period 01/10/2021 to 03/12/2021		
Subtotal		\$64.40

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2021/22	36 days	\$55.18
This charge is for the period 26/08/2021 to 30/09/2021		
Sewerage service charge 2021/22	64 days	\$99.00
This charge is for the period 01/10/2021 to 03/12/2021		
Subtotal		\$154.18

Water usage

\$135.23

Water services

\$64.40

Sewerage services

\$154.18

Your total charges 26/08/2021 - 03/12/2021

\$353.81

Your usage was 33.30 kilolitres.
That's an average of 333 litres per day.

WATER-SAVVY SUMMER GARDENS

Did you know that reducing outdoor water use is the primary focus of water restrictions.

You can still achieve sustainable green spaces with careful preparation and plant choice.

To learn more, visit urbanutilities.com.au/savewater

INTERPRETER SERVICE 13 14 50

当您需口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50
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Water and Sewerage Account
In Person / Mail Payment Advice
Name: SNG PROPERTY TRUST



Billers Code: 112144
Ref: 10 1042 9886 0000 3



BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



*4001 101042988600003



Commonwealth Bank Credit
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

Date

Cash

Teller Stamp & Initials

Cheques

Current charges due date

15/01/2022

For Credit **Urban Utilities**

Trans Code User ID

Customer Reference No.

831

066840

101042988600003

Total Due

\$ 632.83

+757+



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

For Residential Tenancy Authority
advice or information go to
www.rta.qld.gov.au**Part 1 Tenancy details** (refer also - Addendum - Additional Items)**Item 1.1 Lessor**1 Name/trading name **SNG Properties Pty Ltd ATF SNG Property Trust**

Address

C/O Beyond Property Management Pty Ltd, PO Box 153 The GapPostcode **4061**

1.2 Phone

Mobile

Email

(07) 3554 0316**north@beyondpm.com.au****Item 2.1 Tenant/s**2 **Tenant 1** Full name/s **Paul Lee Randall**Phone **0413 387 252**Email **prandal7@bigpond.com****Tenant 2** Full name/s

Phone

Email

Tenant 3 Full name/s

Phone

Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list**Item 3.1 Agent** If applicable. See clause 433 Full name/trading name **Beyond Property Management Pty Ltd ATF Beyond Property Management Trust**

Address

PO Box 153, The GAP QLDPostcode **4061**

3.2 Phone

Mobile

Email

(07) 3554 0316**north@beyondpm.com.au****Item 4 Notices may be given to**

(Indicate if the email is different from item 1, 2 or 3 above)

4.1 LessorEmail Yes No Facsimile Yes No **4.2 Tenant/s**Email Yes No Facsimile Yes No **4.3 Agent**Email Yes No Facsimile Yes No **Item 5.1 Address of the rental premises**5 **1/51 Junction Rd****Clayfield QLD**Postcode **4011****5.2 Inclusions provided.** For example, furniture or other household goods let with the premises. Attach list if necessary**AS PER ENTRY CONDITION REPORT FORM 1A****Item 6.1 The term of the agreement is** fixed term agreement periodic agreement**6.2 Starting on** **05 / 02 / 2022****6.3 Ending on** **06 / 02 / 2023**

Fixed term agreements only.

For continuation of tenancy agreement, see clause 6

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Item 7 Rent \$ **360.00** per week fortnight month See clause 8(1) of the Standard Terms and Addendum - Additional Items - Item C

Item 8 Rent must be paid on the **DUE** day of each **Week**
 Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 **Method of rent payment** Insert the way the rent must be paid. See clause 8(3)
Direct Credit to below NAB account OR Deduction from pay, pension or other benefit payable to the tenant

Details for direct credit

BSB no. **0 8 4 0 0 4** Bank/building society/credit union **NATIONAL AUSTRALIA BANK**
 Account no. **9 3 9 1 9 5 3 7 3** Account name **BEYOND PROPERTY MANAGEMENT TRUST ACC**
 Payment reference **151JUN RANDALL**

Item 10 **Place of rent payment** Insert where the rent must be paid. See clause 8(4) to 8(6)
BEYOND PROPERTY MANAGEMENT TRUST ACCOUNT OR TO PO BOX 153 THE GAP 4061

Item 11 Rental bond amount \$ **1,440.00** See clause 13

Item 12 **12.1 The services supplied to the premises for which the tenant must pay** See clause 16
 Electricity Yes No Any other service that a tenant must pay Yes No
 Gas Yes No Type **WATER USAGE, ANY OTHER RELEVANT** See special terms (page 8)
 Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17 Yes No

Item 13 **If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay.** For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity Any other service stated in item 12.1
 Gas See special terms (page 8)
 Phone

Item 14 **How services must be paid for** Insert for each how the tenant must pay. See clause 16(d)
 Electricity **Directly to provider**
 Gas **Directly to provider**
 Phone **Directly to provider**
 Any other service stated in item 12.1 **to Agency within 30 days, upon invoice being issued**
 See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises **1** See clause 23

Item 16 **16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?** See clause 22 Yes No

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 **17.1 Pets approved** Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type **Cat** Number **1** Type Number

Item 18 **Nominated repairers** Insert name and telephone number for each. See clause 31
 Electrical repairs **C/O BEYOND PROPERTY MANAGEMENT PTY LTD** Phone **(07) 3188 7651**
 Plumbing repairs **C/O BEYOND PROPERTY MANAGEMENT PTY LTD** Phone **(07) 3188 7651**
 Other **C/O BEYOND PROPERTY MANAGEMENT PTY LTD** Phone **(07) 3188 7651**

Note: Refer Addendum - Additional Items (Page 9) for additional details

General tenancy agreement (Form 18a)*Residential Tenancies and Rooming Accommodation Act 2008***Part 2 Standard Terms****Division 1 Preliminary****1 Interpretation**

In this agreement –

- (a) a reference to *the premises* includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008* (*the Act*), section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (*special terms*).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.
Note – Some breaches of this agreement may also be an offence under the Act, for example, if –
 - the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
 - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in this agreement for item 1 or 2.
- (2) Each lessor named in this agreement for item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in this agreement for item 2 –
 - (a) holds their interest in the tenancy as a tenant in common unless a special term states the tenants are joint tenants; and
 - (b) must perform all the tenant's obligations under this agreement.

Division 2 Period of tenancy**4 Start of tenancy**

- (1) The tenancy starts on the day stated in this agreement for item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

5 Entry condition report – s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days –
 - (a) the day the tenant is entitled to occupy the premises;
 - (b) the day the tenant is given the copy of the condition report.*Note* – A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement – s 70

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) none of the following notices are given, or agreements or applications made before the day the term ends (*the end day*) –
 - (i) a notice to leave;
 - (ii) a notice of intention to leave;
 - (iii) an abandonment termination notice;
 - (iv) a notice, agreement or application relating to the death of a sole tenant under section 277(7);
 - (v) a written agreement between the lessor and tenant to end the agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.
Note – For more information about the notices, see the information statement.

7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.
Note – For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

Division 3 Rent**8 When, how and where rent must be paid – ss 83 and 85**

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid –
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by –
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement – in an approved way under section 83(4).
Note – If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.
Examples of an appropriate place –
 - the lessor's address for service
 - the lessor's agent's office

9 Rent in advance – s 87

The lessor may require the tenant to pay rent in advance only if the payment is not more than –

- (a) for a periodic agreement – 2 weeks rent; or
- (b) for a fixed term agreement – 1 month rent.

Note – Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

10 Rent increases – ss 91 and 93

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state the amount of the increased rent and the day from when it is payable.
- (3) The day stated must not be earlier than the later of the following -
 - (a) 2 months after the notice is given;
 - (b) 6 months after the day the existing rent became payable by the tenant.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, if this agreement is a fixed term agreement, the rent may be increased before the term ends only if a special term -
 - (a) provides for a rent increase; and
 - (b) states the amount of the increase or how the amount of the increase is to be worked out.
- (6) A rent increase is payable by the tenant only if the rent is increased under this clause.

11 Application to tribunal about excessive increase – s 92

- (1) If a notice of proposed rent increase is given and the tenant considers the increase is excessive, the tenant may apply to a tribunal for an order setting aside or reducing the increase.
- (2) However, the application must be made -
 - (a) within 30 days after the notice is received; and
 - (b) for a fixed term agreement - before the term ends.

12 Rent decreases – s 94

Under section 94, the rent may decrease in certain situations.

Note– For details of the situations, see the information statement.

Division 4 Rental bond**13 Rental bond required – ss 111 and 116**

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount -
 - (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments - by instalments; or
 - (c) otherwise - when the tenant signs this agreement.

Note– There is a maximum bond that may be required. See section 146 and the information statement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

Example– The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.

Note– For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

14 Increase in bond – s 154

- (1) The tenant must increase the rental bond if -
 - (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
 - (b) the notice is given at least 11 months after -
 - (i) this agreement started; or
 - (ii) if the bond has been increased previously by a notice given under this clause - the day stated in the notice, or the last notice, for making the increase.

- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the tenant is given the notice.

Division 5 Outgoings**15 Outgoings – s 163**

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.

Examples– body corporate levies, council general rates, sewerage charges, environment levies, land tax
- (2) This clause does not apply if -
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges – ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if -

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in this agreement for item 12.1; and
- (c) either -
 - (i) the premises are individually metered for the service; or
 - (ii) this agreement states for item 13 how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) this agreement states for item 14 how the tenant must pay for the service.

Note– Section 165(3) limits the amount the tenant must pay.

17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

Note– A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

- (2) However, the tenant does not have to pay an amount -
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

Note– For details about water efficiency, see the information statement.
- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.
- (6) In this clause -

water consumption charge, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

Note– If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.

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Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation – s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

Examples of possible legal impediments-

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 1975* before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence

19 Vacant possession and quiet enjoyment – ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.
Editor's note – Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.
- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

20 Lessor's right to enter the premises – ss 192–199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

Note – See the information statement for details.

21 Tenant's use of premises – ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not -
 - (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; or
Examples of things that may constitute a nuisance-
 - using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - causing loud noises
 - allowing large amounts of water to escape onto adjoining land
 - (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
 - (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Units and townhouses – s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws under the *Body Corporate and Community Management Act 1997* or *Building Units and Group Titles Act 1980* applicable to -
 - (a) the occupation of the premises; or
 - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the by-laws.

23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

24 Pets

- (1) The tenant may keep pets on the premises only if this agreement states for item 17.1 that pets are approved.
- (2) If this agreement states for item 17.1 that pets are approved and this agreement states for item 17.2 that only -
 - (a) a particular type of pet may be kept, only that type may be kept; or
 - (b) a particular number of pets may be kept, only that number may be kept; or
 - (c) a particular number of a particular type of pet may be kept, only that number of that type may be kept.

Subdivision 2 Standard of premises**25 Lessor's obligations – s 185**

- (1) At the start of the tenancy, the lessor must ensure -
 - (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
 - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.
Note – For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
 - (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures - the fixtures were not attached to the premises by the lessor.
- (4) In this clause -
non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.
premises include any common area available for use by the tenant with the premises.

26 Tenant's obligations – s 188(2) and (3)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.

Subdivision 3 The dwelling**27 Fixtures or structural changes – ss 207–209**

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.
Note – Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

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- that the tenant may remove the fixture
 - that the tenant must repair damage caused when removing the fixture
 - that the lessor must pay for the fixture if the tenant can not remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
- (4) The lessor must not act unreasonably in failing to agree.
- (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may -
- (a) take action for a breach of a term of this agreement; or
 - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).

28 Supply of locks and keys – s 210

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that -
- (a) secures an entry to the premises; or
 - (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
 - (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks – ss 211 and 212

- (1) The lessor or the tenant may change locks if -
- (a) both agree to the change; or
 - (b) there is a tribunal order permitting the change; or
 - (c) there is a reasonable excuse for making the change.
- Example of a reasonable excuse-*
an emergency requiring the lock to be changed quickly
- (2) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (3) If a lock is changed, the party changing it must give the other party a key for the changed lock unless -
- (a) a tribunal orders that a key not be given; or
 - (b) the other party agrees to not being given a key.

Subdivision 4 Damage and repairs**30 Meaning of emergency and routine repairs – ss 214 and 215**

- (1) *Emergency repairs* are works needed to repair any of the following -
- (a) a burst water service or serious water service leak;
 - (b) a blocked or broken lavatory system;
 - (c) a serious roof leak;
 - (d) a gas leak;
 - (e) a dangerous electrical fault;
 - (f) flooding or serious flood damage;
 - (g) serious storm, fire or impact damage;
 - (h) a failure or breakdown of the gas, electricity or water supply to the premises;
 - (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
 - (j) a fault or damage that makes the premises unsafe or insecure;
 - (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
 - (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) *Routine repairs* are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs – s 216

- (1) The lessor's nominated repairer for emergency repairs of a particular type may be stated either -
- (a) in this agreement for item 18; or
 - (b) in a notice given by the lessor to the tenant.
- (2) The nominated repairer is the tenant's first point of contact for notifying the need for emergency repairs.

32 Notice of damage – s 217

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to -
- (a) the nominated repairer for the repairs; or
 - (b) if there is no nominated repairer for the repairs or the repairer can not be contacted - the lessor.

33 Emergency repairs arranged by tenant – ss 218 and 219

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if -
- (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
 - (b) the repairs are not made within a reasonable time after notice is given.
- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 2 weeks rent.
- Note* – For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.

Division 7 Restrictions on transfer or subletting by tenant**34 General – ss 238 and 240**

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

35 State assisted lessors or employees of lessor – s 237

- (1) This clause applies if -
- (a) the lessor is the State; or
 - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
 - (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends**36 Ending of agreement – s 277**

- (1) This agreement ends only if -
- (a) the tenant and the lessor agree in writing; or

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- (b) the lessor gives a notice to leave the premises to the tenant and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
- (c) the tenant gives a notice of intention to leave the premises to the lessor and hands over vacant possession of the premises to the lessor on or after the handover day; or
- (d) a tribunal makes an order terminating this agreement; or
- (e) the tenant abandons the premises; or
- (f) after receiving a notice from a mortgagee under section 317, the tenant vacates, or is removed from, the premises.

Note– For when a notice to leave or a notice of intention to leave may be given and its effect and when an application for a termination order may be made to a tribunal, see the information statement.

- (2) Also, if a sole tenant dies, this agreement terminates in accordance with section 277(7) or (8).

Note– See the information statement for details.

37 Condition premises must be left in – s 188(4)

At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

Examples of what may be fair wear and tear

- wear that happens during normal use
- changes that happen with ageing

38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

39 Tenant's forwarding address – s 205(2)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if the tenant has a reasonable excuse for not telling the lessor or agent the new address.

40 Exit condition report – s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.
Example of what might be as soon as practicable– when the tenant returns the keys to the premises to the lessor or the lessor's agent
Note– For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.
- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report -
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report - show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent - make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

41 Goods or documents left behind on premises – ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
Note– For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

Division 9 Miscellaneous**42 Supply of goods and services – s 171**

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service charge.
Note– See section 164 for what is a service charge.

43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may -
 - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
 - (b) do any thing else the lessor may do, or is required to do, under this agreement.

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
Note– Download approved forms via the RTA website rta.qld.gov.au.
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent -
 - (a) by giving it to the party or agent personally; or
 - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
 - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
 - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved -
 - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
 - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
 - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
 - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.

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Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer attached: Addendum - Additional Items and Addendum - Special Terms (as forming part of this Agreement)

Repairs & Maintenance - Written Notice

The Tenant agrees and confirms all notices made in compliance with Clause 32 of the Standard Terms must be in writing (emergencies excepted).

Care of Premises

In accordance with Addendum - Special Terms Clause 2(a), BluTack and other similar products are not to be used on any interior or exterior surface of the Premises without prior written approval from the Lessor.

Air Conditioning Filters & Exhaust Fans

The Tenant/s agree to clean the air conditioner filters, ceiling fans & exhaust fans regularly as required and upon vacating the Premises.

Break In

The Tenant will, in the case of a break in, immediately contact the police and then promptly advise the Lessor/Agent.

Timber Floors

The Tenant(s) will use felt protectors (or similar product) on the bases of any furniture placed on timber floor surfaces in order to prevent scratches or other damage.

Driveway or Car Space Areas

Where the Premises includes a car space and/or driveway for the Tenant's exclusive use, the Tenant acknowledges and confirms it is the Tenant's responsibility to keep such areas free of oil stains and otherwise keep such areas clean and tidy.

Vehicles

The parties agree the Tenant and/or the Tenant's invitees are not to park or store vehicles including trailers on areas other than those designated for parking.

Tradesperson Callout Where Tenant is Responsible

If the Tenant/s requests the services of a tradesperson to carry out repairs on the Premises and there is no fault found or the fault is found to have been caused by the Tenant/s or their guests or the Tenant's own property, the Tenant/s acknowledge and agree it will be responsible for payment of the fees charged by such tradesperson.

Smoking - House

No smoking by any Tenant or guest is permitted in the indoor areas of the Premises nor shall the Tenant leave around the Premises, debris arising from smoking.

Water Usage Charge - Tenant to Pay

- The premises being water efficient and Item 12.2 and Clause 17(1) of the Standard Terms applying, the Tenant is required to pay the water consumption charges for the premises.
- Water meter readings as at the date of commencement of the tenancy will be recorded on the Entry Condition Report and subsequently on the Exit Condition Report.
- The invoice amount will be calculated at the applicable rate charged by the relevant local authority from time to time.
- The Agent will forward to the Tenant an invoice for payment of the water consumption charges.
- The Tenant must make payment of the invoiced amount in accordance with Clause 17(5) of the Standard Terms.
- Where Item 12.2 and Clause 17(3) of the Standard Terms apply and the Tenant's water usage is more than a reasonable quantity of water determined in accordance with Section 169 (4)(a-e), the Tenant will be liable to pay for such excess.
- The parties agree in terms of Section 169(4)(a-e) a reasonable quantity of water usage shall be 50KL every three month period and all water used in excess of that amount will be paid for by the Tenant at the applicable rate charged by the relevant local authority from time to time.

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

Signature of lessor/agent

Name/trading name

Beyond Property Management Pty Ltd On Behalf of the Lessor

Signature

DocuSigned by: *Michelle Saumalu*
8D47F14DA35E450...

Date 13/12/2021 | 16:32

Signature of tenant 1

Print name

Paul Lee Randall

Signature

DocuSigned by: *P. Lee Randall*
3AC26BE4F7074B3...

Date 28/12/2021 | 20:42

Signature of tenant 2

Print name

Signature

Date / /

Signature of tenant 3

Print name

Signature

Date / /

Addendum - Additional Items

This Addendum - Additional Items page can be used to list information that does not fit in the fields provided in Part 1 Tenancy Details of the Standard RTA Form 18a.

Item A Address for service (if different from address of the premises in Item 5.1)

	Postcode

Item B Name(s) of Person(s) authorised to reside on Premises

Paul Lee Randall

Item C Rent Increase See Clause 10 of the Standard Terms and Clause 10 of Addendum - Special Terms

Rent Increase: Applicable Yes No

Commencing on: (If known)

(a) New Rent will be \$ per week fortnight month (single increase only) **OR**

(b) Determined by the method as outlined below:

--

Note: Method must be set out clearly for tenants to understand. Use appropriate examples where necessary

Item D Pool Safety Certificate Requirements (complete if there is a swimming pool and/or spa for use by the Tenant/s or on the Premises)

The Tenant acknowledges having received one of the following:

a copy of the current Pool Safety Certificate

OR a Form 36 - Notice of No Pool Safety Certificate (Body Corporate shared pool only)

Item E Key collection and return

Keys available for collection: (new tenancies only)

Date: On the starting date stated in Item 6.2 **OR**

Time:

Instructions for returning keys upon vacating:

AS PER AGENCY INSTRUCTIONS AT TIME OF VACATE

Item F Additional Tenants

Tenant 4	Full name/s
Phone	Email

Signature of tenant 4

Print name

Signature

<input type="text"/>	Date / /
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Addendum - Special Terms

These terms are in addition to the Standard Terms and only form part of this Agreement provided they do not conflict with the Act or the Standard Terms and the parties have agreed to the Special Terms.

1 Condition of Premises

The lessor shall ensure, as part of its obligations under Clause 25 of the Standard Terms, the premises are in a reasonable state of repair and are free from vermin at the commencement of the Tenancy.

2 Care of Premises

The Tenant agrees:

- (a) Not to do anything that involves painting, marking or defacing the premises internally or externally or using nails, screws or adhesives without the prior written consent of the Lessor.
- (b) To place all household rubbish in the bin provided by the local authority and put the bin out for collection on the designated day for collection and remove the bin to the premises as soon as practicable after it has been emptied and return it to its allotted place.
- (c) Not to use any sink, basin, toilet, drain or like facility in or connected to the premises for other than their intended use or to do anything that might damage or block the plumbing drainage or sewerage system servicing the premises.
- (d) Not to affix any television antenna to the premises.
- (e) Not to hang washing, or other articles anywhere but in areas provided or designated for this purpose.
- (f) To maintain all garden areas including watering trees and other plants, to mow the lawn and remove garden rubbish (including pet waste) from the premises.
- (g) Not to construct and/or place upon any part of the premises, without first obtaining the written consent of the lessor, any shed, container or other object likely to cause damage to the premises or grounds forming part of the premises.
- (h) Not to construct and/or use a portable wading pool, spa or such other regulated pool/s that:
 - (1) is capable of being filled with water to a depth of more than 300mm; or
 - (2) has a volume of more than 2000L; or
 - (3) has a filtration system.
 Such pools as described above are considered regulated pools under the *Building Act 1975* and require compliant pool fencing and/or pool barriers.
- (i) To only operate any machinery, plant or equipment on the premises in accordance with the lessor's or manufacturer's instructions.
- (j) Not to maliciously or negligently damage the premises or any part of the premises.
- (k) Not to alter or remove any fixture or inclusion of the premises or add any lock or security device without the lessor's agreement, and in such case to provide the lessor / lessor's agent with a copy of the key or access codes.
- (l) To, in respect to smoke alarms in the premises:
 - (1) test each smoke alarm at least once every 12 months of the tenancy by:
 - (a) pressing a button or other device on the smoke alarm to indicate whether the alarm is capable of detecting smoke; or
 - (b) testing the alarm in the way stated in the Information Statement.
 - (2) replace, in accordance with the Information Statement, each battery that is spent or that the Tenant is aware is almost spent.
 - (3) advise the lessor / lessor's agent as soon as practicable when the tenant is aware a smoke alarm has failed or is about to fail
 - (4) clean each smoke alarm as stated in the information statement at least once every 12 months of the tenancy
 - (5) not remove or do anything that would reduce the effectiveness of a smoke alarm
- (m) To replace cracked and/or broken glass where such breakage has arisen as a result of malicious damage or other action on the part of the tenant or it's guest/s.

- (n) To keep the premises free of rodents, cockroaches and other vermin and to notify the lessor promptly of any vermin or pest infestation which, should the presence of such vermin or infestation have arisen due to act or neglect on the part of the tenant, shall be the tenant's responsibility to remedy.
- (o) To replace any light bulbs and fluro tubes that have blown during the term of the tenancy.
- (p) To at all times during the term of the tenancy, comply with the terms of this General Tenancy Agreement including Addendum - Special Terms.
- (q) Where a product, fixture or fitting provided with the premises has a warning label or safety instructions attached the tenant is not to deface, damage or remove such label.

3 Pets

- (1) The tenant may not keep pets on the premises other than:
 - (a) In accordance with Item 17 of Part 1, Clause 24 of the Standard Terms and this Clause 3; or
 - (b) Subsequent to the entering into this agreement where written permission is given by the lessor, such permission being subject to the terms of this agreement.
- (2) The tenant agrees at all times to:
 - (a) Keep the pets under control, particularly in respect of noise.
 - (b) Maintain the cleanliness and health of the pets including appropriate vaccination.
 - (c) Keep all areas, where the pet/s are allowed, clean and parasite free.
 - (d) Abide by any body corporate by-laws and laws, by-laws and regulations of any competent authority or local council in relation to pets.
 - (e) Keep any cats indoors at night.
 - (f) Where the premises are part of a body corporate, restrain pets when in any common areas of the property by way of a leash or similar restraint device.
 - (g) Regularly remove pet droppings in an appropriate manner.
 - (h) Dispose of any deceased pets' bodies in an appropriate manner and in accordance with all local government by-laws or guidelines where applicable.
- (3) The tenant warrants that it has inspected the fences at the start of the tenancy and found them to be adequate to enclose the pet/s.
- (4) If during the tenancy the fences are found to be inadequate to enclose the pets:
 - (a) The tenant must promptly remove the pet/s from the premises until the fence is repaired; and
 - (b) Report the inadequacy or damage to the lessor/lessor's agent.
- (5) If the tenant breaches any of the conditions of this Clause 3 and such breach is not rectified within 14 days of the tenant being given a notice to rectify, the tenant will be required to remove the pet/s from the premises.
- (6) Any further instruction from the lessor in relation to Pets will be included in Part 3 Special terms.

4 During Occupancy

- (1) The tenant agrees that only the persons nominated in Addendum - Additional Items - Item B or as specified on the Application for Tenancy, and their children up to the maximum number of persons authorised under this agreement, are to reside on the premises. Approval must be sought from the lessor / lessor's agent for any other persons to reside on the premises during the tenancy.
- (2) The tenant is aware that the lessor / lessor's agent may maintain possession of a set of keys to the premises.
- (3) The tenant may not grant other person's a licence to occupy or use the whole or part of the premises for the tenant's commercial gain, whether by written or verbal agreement with the other person/s, without the lessor's consent having been first obtained. The lessor must act reasonably.

5 End of Occupancy

The tenant will on vacating the premises:

- (a) Return all keys, keycards and other security devices (if any) and make good the cost of replacement should any of these items not be returned or be lost at any time.

- (b) On the last day of the tenancy have all carpets cleaned to a standard similar to the standard as provided by the lessor/lessor's agent at the start of the tenancy.
- (c) Fair wear and tear accepted, repair damage to the premises arising or as a result of the tenant's or its guest's actions including damage (if any) caused by the Tenant's pets.
- (d) Remove all the tenant's property from the premises including rubbish and property on the premises not the property of the lessor.
- (e) Leave the premises (including the grounds) in a neat and tidy condition
- (f) Fumigate as reasonably required if pets have been on the premises.
- (g) Return all remote control devices in good working order and condition including batteries, and where not returned, make good the cost of replacement.

6 Breach of Tenancy

Note: Section 429 of the Act states:

If there is a dispute between the lessor and tenant... about (this) Agreement, either party may apply to the tribunal for an order and the tribunal may make any order it considers appropriate, to resolve the dispute.

- (1) The lessor having, where appropriate, taken reasonable steps to mitigate its losses, may claim from the tenant any reasonable costs or expenses incurred by the lessor arising from or as a result of:
 - (a) the acts or omissions of the tenant, its guest or invitees other than invitees permitted to enter the Premises for the purpose of carrying out works as authorised by the lessor or lessor's agent in accordance with this agreement.
 - (b) the tenant's failure to comply with the tenant's obligations under the Act or this agreement.
- (2) If at the end of the tenancy the tenant is in breach of any of its obligations under this tenancy agreement the lessor may rectify such breach and claim the cost of such rectification from the rental bond or the tenant, subject to the provisions of the Act.
- (3) Should the agreement be terminated by the tenant or by a tenant's breach of the agreement before the ending date of this Agreement:
 - (a) the tenant agrees to pay reasonable costs (re-letting and advertising costs) in accordance with Clause 7 of the Standard Terms of this agreement and continue to fulfill their obligations under this agreement until another General Tenancy Agreement is entered into by the lessor / lessor's agent for the Premises or until the tenant's General Tenancy Agreement expires, whichever is sooner.
 - (b) the tenant may be liable to pay any loss of rent incurred by the lessor in re-letting the Premises where the lessor/ lessor's agent has taken reasonable steps to reduce or minimize rental losses.

7 Insurance/Indemnity

- (1) The tenant will not by act or omission do anything which would cause any increase in the premium of any insurance the lessor may have over the premises (or their contents) or cause such insurance policy to be invalidated.
- (2) The tenant shall be responsible for insuring the tenants own property.

8 Liability Statement

Except in the case where the lessor and/or the lessor's agent have been negligent or fail to comply with obligations under the Act, neither the lessor or the lessor's agent (acting with the lessor's authority) will be liable for any loss or damage suffered by the tenant or other persons on the premises with respect to either person or property AND the tenant indemnifies the lessor and/or the lessor's agent against all liability with respect to injury or damage to the tenant or other persons or the property of either occurring on the premises as a result of any act or omission by the tenant or others on the premises with the consent of the tenant.

Note: The provisions of Section 429 allow either party to apply to the Tribunal in case of a dispute.

9 Interpretation

For the purposes of this agreement Premises, where mentioned shall mean the premises, fixtures and inclusions, if any.

10 Notice of Rent Increases

In the case of a fixed term agreement the tenant agrees, if a rent increase is stated in Addendum - Additional Items - Item C:

- (a) subject to Clause 10 of the Standard Terms, the rental may be increased before the term ends and such increase shall be as set out in Addendum - Additional Items - Item C.
- (b) Notice must be given by the lessor / lessor's agent not less than two months prior to the rent increase commencement date advising of a rental increase and the date of such increase.

Note: In case of a disagreement, the provisions of Clause 11 of the Standard Terms may be applicable.

11 Related Documents / Notices / Electronic Communication

- (1) The parties agree and confirm any documents and communications in relation to this Agreement may be forwarded electronically and where this document has been forwarded electronically (either for signing or otherwise) the party receiving the document confirms having consented to the delivery of the document (and any other materials) by way of the electronic means of delivery before receiving the documentation.
- (2) A Related Document to be served on any party under this Agreement shall be in writing and may be served on that party:
 - (a) by delivering it to the party personally; or
 - (b) by leaving it for the party at that party's address as stated in this Agreement; or
 - (c) by posting it to the party by ordinary mail or security mail as a letter addressed to the party at the address as stated in this Agreement; or
 - (d) by electronic communication to the party at the appropriate electronic address as stated in this Agreement; or
 - (e) by delivery to an alternative address, provided in writing by the party, by any of the methods outlined in Clauses 11(2)(a) to (d) above.
- (3) A document posted shall be deemed to have been served, unless the contrary is shown, at the time when, by the ordinary course of post, the document would be delivered.
- (4) A document sent by electronic communication will be deemed to have been received in accordance with Section 24 of the *Electronic Transactions (Queensland) Act 2001*.
- (5) Documents given by a party's solicitor will be deemed to have been given by and with the authority of the party.
- (6) Documents must be served before 5pm on a business day, failing which, such document will be deemed to have been served on the next business day.
- (7) The parties acknowledge and agree an Electronic Document readily accessible via a link within a Related Document is received when the Related Document is served and will be opened when the Related Document is opened.
- (8) The parties agree to execution, delivery and service of documents electronically by a method provided by DocuSign or such other agreed electronic signature service provider.

12 Inspections

- (1) The tenant will permit the lessor/lessor's agent, on entering the Premises in accordance with Clause 20 (routine inspections) of the Standard Terms, to record the condition of the Premises by taking photos and/or videos. The photos and/or videos will be used to compare with photos and/or videos taken in the preparation of the Entry Condition Report provided to the tenant at the start of the Tenancy. Such comparison is to assist in identifying any damage or defects that may arise during the tenancy.
- (2) The tenant authorises photos and/or videos (including photos and/or videos of something belonging to the tenant) taken in compliance with Clause 12(1) to be provided to and used subject to Clause 12(1) by the lessor and/or lessor's agent.
- (3) Photos or videos may not be used for advertising and copies will be provided to the tenant on request at no charge.
- (4) Should the lessor/lessor's agent require photos or videos of the Premises for any purpose other than as provided in Clause 12(1) the lessor/lessor's agent must obtain the tenant's written authorisation.

13 Privacy

- (1) The lessor's agent must comply with the provisions of the Australian Privacy Principles (*Privacy Act 1988 (Cth)*) and where required maintain a Privacy Policy.
- (2) The Privacy Policy outlines how the lessor's agent collects and uses Personal Information provided by you as the tenant, or obtained by other means, to provide the services required by you or on your behalf.
- (3) You as the tenant agree the lessor's agent may, subject to the *Privacy Act 1988 (Cth)* (where applicable), collect, use and disclose such information to:
 - (a) the lessor of the Premises to which this Agreement applies, insofar as such information is relevant to the managing and/or leasing of the Premises; and/or
 - (b) (subject to the provisions of Chapter 9 of the Act) residential tenancy databases for the purpose of enabling a proper assessment of the risk in providing you with the tenancy and if applicable listing tenancy agreement breaches; and/or
 - (c) previous managing agents or landlords and nominated referees to confirm information provided by you; and/or
 - (d) tradespeople and similar contractors engaged by the lessor / lessor's agent in order to facilitate the carrying out of works with respect to the Premises; and/or
 - (e) the lessor's insurance companies; authorised real estate personnel; courts and tribunals and other third parties as may be required by the lessor's agent relating to the administration of the Premises and use of the lessor's agent's services; and/or
 - (f) a utility connection provider where you request the lessor's agent to facilitate the connection and/or disconnection of your utility services; and/or
 - (g) Body Corporates.
- (4) Documents or copies of documents provided to establish the identity of the tenant or persons entitled to deal on behalf of the tenant, will be retained by the lessor's agent in accordance with the Australian Privacy Principles and will not be used for any purpose other than confirming the identity of such person/s.
- (5) Without provision of certain information the lessor's agent may not be able to act effectively or at all in the administration of this Agreement.
- (6) The tenant has the right to access such Personal Information and may require correction or amendment of any inaccurate, incomplete, out of date or irrelevant information.
- (7) The lessor's agent will provide (where applicable), on request, a copy of its Privacy Policy.

14 Data Collection

Upon signing this Agreement the parties agree the lessor's agent, and the form completion service provider providing this form, may without disclosing Personal Information collect, use and disclose to Data Collection Agencies information contained in this Agreement.

15 Telephone

Subscription to telephone and internet services will be the responsibility of, and at the cost to, the Tenant.

16 Special Terms

The parties confirm that no legal advice as to the Standard Terms or Special Terms was provided by the lessor's agent. Any Special Terms or Clauses were inserted at the specific request of a relevant party to this Agreement. No warranty is given by the lessor's agent and legal advice should be sought.

17 Definitions

- (1) Data Collection Agency: means an agency or organisation that collects real estate data to provide information to the real estate, finance and property valuation industries to enable data analysis.
- (2) Electronic Document: means any electronic communication (including Notices) as defined in the *Electronic Transactions (Queensland) Act 2001* including any electronically generated document situated on an external server readily accessible via a link within an electronic communication or other electronically generated document.
- (3) Personal Information: means personal information as defined in the *Privacy Act 1988 (Cth)*.

- (4) Related Document: means any written communication (including Notices) with regard to this matter between the parties, including any Electronic Documents.



End of Period Closing Figures

Client Name: S & N Grimbas Superannuation Fund Period Ended: 30 June 2022
 Client Code: GRIM15 Accountant: Eddy Lee

Debtors:	1,571.00	- B/Fwd from 2021 FY	
	-38.40	- Concil Rate, paid out of pocket	✓
	-469.55	- Concil Rate, paid out of pocket	
	-430.40	- Concil Rate, paid out of pocket	
	-632.65	- Water, paid out of pocket	
	\$0.00		

Creditors:	-56.00	- ASIC Fee, paid out of pocket	✓
	-20.74	- Water, paid out of pocket	
	(\$76.74)		

Other:	
	\$0.00



S & N Grimbas Superannuation Fund
P O Box 868
NUNDAH QLD 4012

Invoice Date
10 January 2022
ABN.
16 134 060 432
Invoice No.
28442
Client Code
GRIM15

TAX INVOICE

To our Professional Fees and Charges in attending to the following:-

Annual Administration

Input of data into BGL 360.

Analysis of income and expenses, raising year end accounting adjustments including profit and loss adjustments for:

- Allocation of contributions received.
- Processing of transfer of Stefanos Grimbas superannuation account balance to Natalie Grimbas in accordance with Consent Order.

Accounting for rental property and Limited Recourse Borrowing Arrangement.

Preparation of Financial Statements for the S & N Grimbas Superannuation Fund for the year ended 30 June 2021.

Preparation of Member Benefit Statements for the year ended 30 June 2021.

Preparation and Electronic Lodgement of the Fund Income Tax Return for the year ended 30 June 2021

2,050.00 ✓

Audit

Audit of the 2021 Financial Statements as performed by Super Audits.

350.00 ✓

Our Price

2,400.00

Plus: GST

240.00

TOTAL DUE

\$2,640.00

no corporate trustee bill from Herron



Remittance Advice - Please return with your payment

Payment required within Fourteen (14) Days from date of Invoice

Invoice Due Date - 24 January 2022

Please forward cheques to:

Herron Accountants
PO Box 504
North Lakes QLD 4509
Ph: 07 3204 4166

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ___ / ___

CVV: _____

For Direct Deposit:

BSB: 124 001

BoQ Account No: 21374214

Name on Card: _____

Signature: _____

Client Code: GRIM15

Invoice No: 28442

Amount Due: \$2,640.00

Amount Paid: \$ _____

Inquires 1300 300 630

Issue date 05 Sep 21

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 00173629

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**.

ACN 160 219 349
FOR SNG SUPERANNUATION PTY LTD

REVIEW DATE: 05 September 21

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.

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
HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

2 Principal place of business
1211 SANDGATE ROAD NUNDAH QLD 4012

3 Officeholders

Name: STEFANOS GRIMBAS
Born: SYDNEY NSW
Date of birth: 08/09/1969
Address: '28' 15 VERNON TERRACE TENERIFFE QLD 4005
Office(s) held: DIRECTOR, APPOINTED 05/09/2012; SECRETARY, APPOINTED 05/09/2012

Name: NATALIE MAREE GRIMBAS
Born: BRISBANE QLD
Date of birth: 04/12/1970
Address: 133 YUNDAH STREET SHORNCLIFFE QLD 4017
Office(s) held: DIRECTOR, APPOINTED 05/09/2012

4 Company share structure

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

5 Members

These details continue on the next page

SNG SUPERANNUATION PTY LTD ACN 160 219 349

Page 1 of 2

Company statement continued

Name: NATALIE MAREE GRIMBAS

Address: 133 YUNDAH STREET SHORNCLIFFE QLD 4017

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

Name: STEFANOS GRIMBAS

Address: '28' 15 VERNON TERRACE TENERIFFE QLD 4005

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: HERRON ACCOUNTANTS

Registered agent number: 5461

Address: PO BOX 504 NORTH LAKES QLD 4509



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

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

SNG SUPERANNUATION PTY LTD
HERRON ACCOUNTANTS
PO BOX 504 NORTH LAKES QLD 4509

INVOICE STATEMENT

Issue date 05 Sep 21

SNG SUPERANNUATION PTY LTD

ACN 160 219 349

Account No. 22 160219349

Summary

Opening Balance	\$0.00
New items	\$56.00
Payments & credits	\$0.00
TOTAL DUE	\$56.00



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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 05 Nov 21	\$56.00

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

SNG SUPERANNUATION PTY LTD

ACN 160 219 349

Account No: 22 160219349



22 160219349

TOTAL DUE	\$56.00
Immediately	\$0.00
By 05 Nov 21	\$56.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291602193495



*814 129 0002291602193495 53

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-09-05	Annual Review - Special Purpose Pty Co	3X8006657480P A	\$56.00
	Outstanding transactions		
2021-09-05	Annual Review - Special Purpose Pty Co	3X8006657480P A	\$56.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6021 9349 553

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

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



Bill Code: 17301
Ref: 2291602193495

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

Change to company details

Company details

Company name
SNG SUPERANNUATION PTY LTD
Australian Company Number (ACN)
160 219 349

Lodgement details

Who should ASIC contact if there is a query about this form?

Name
HERRON ACCOUNTANTS
ASIC registered agent number (if applicable)
5461

Signature

This form must be signed by a current officeholder of the company.

I certify that the information in this form is true and complete

Name
NATALIE MAREE GRIMBAS

Capacity
DIRECTOR

Signature



SIGN HERE

Date signed

16/12/2021

B1 Cease company officeholder

Officer

This section shows the cessation of a company officeholder

Date officeholder ceased Note:

If lodgement is greater than 28 calendar days from the cessation date, the cessation date will change to the lodgement date.

Officeholder cessation Details

Role(s)

Director - Cessation Date: 13-12-2021

Secretary - Cessation Date: 13-12-2021

The name of the ceased officeholder is:

Given names **STEFANOS**

Family name **GRIMBAS**

Birth Details

Date of Birth **08-09-1969**

City/town of Birth **SYDNEY**

State (if born in Australia) **NSW**

B2 Appoint company officeholder

Officer

This section shows the appointment of a company officeholder

Officeholder Appointment Details

Role(s)

Secretary - Appointment Date: 13-12-2021

The name of the appointed officeholder is:

Given names **NATALIE MAREE**

Family name **GRIMBAS**

Birth Details

Date of Birth **04-12-1970**

City/town of Birth **BRISBANE**

State (if born in Australia) **Qld**

Residential Address

Address

**133 YUNDAH STREET
SHORNCLIFFE QLD 4017**

C4 Changes to the register of members

The changes apply to members whose shareholding has changed

Changes to member's register details

Member details

Given names **NATALIE MAREE**

Family name **GRIMBAS**

Address

**133 YUNDAH STREET
SHORNCLIFFE QLD 4017**

Earliest date of change **13-12-2021**

The changes are

		Share Decreased by		Total \$ paid	Total \$ unpaid				
--	--	--------------------	--	---------------	-----------------	--	--	--	--

Share class code	Shares Increased by		Total number now held			Fully paid	Beneficially held	Top 20 member
ORD	1		2	2	0	Y	Y	

The changes apply to members whose shareholding has changed

Changes to member's register details

Member details

Given names **STEFANOS**
 Family name **GRIMBAS**
 Address
'28'
15 VERNON TERRACE
TENERIFFE QLD 4005

Earliest date of change **13-12-2021**

The changes are

Share class code	Shares Increased by	Share Decreased by	Total number now held	Total \$ paid	Total \$ unpaid	Fully paid	Beneficially held	Top 20 member
ORD		-1	0	0	0	Y	Y	



ASIC

Australian Securities & Investments Commission

HERRON ACCOUNTANTS
PO BOX 504
NORTH LAKES QLD 4509
AUSTRALIA

Page No : 1
Lodgement No. : 89335918
Date Received : 23/12/2021
Time Received : 15:21:10

DOCUMENT ACKNOWLEDGEMENT

DOCUMENTS LODGED

Document Number	Organisation/Person Details	Form Type & Description
7EBO54146	A.C.N. 160 219 349 SNG SUPERANNUATION PTY LTD	FORM 484 Change to Company Details



Australian Government
Australian Taxation Office



S & N GRIMBAS SUPERANNUATION FUND
PO BOX 504
NORTH LAKES QLD 4509

Our reference: 7123963258411
Phone: 13 10 20
ABN: 55 332 470 631

26 August 2021

Superannuation remittance advice

To whom it may concern

An amount of \$500.00 has been forwarded to you from the low income super amount account for S & N GRIMBAS SUPERANNUATION FUND as per the enclosed remittance advice.

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

Yours faithfully

Grant Brodie
Deputy Commissioner of Taxation

Reading your remittance advice

This remittance advice provides details of low income super amounts credited to you for one or more of your members.

Payment for and account details

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

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

Remittance reference number

This is a unique identifier we assign to the remittance of a member's low income super amount payment.

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

Payment

This is the total amount of low income super amounts being credited for a member.

Tax file numbers

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

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

You will need to complete a *Superannuation payment variation advice* (NAT 8451) statement and lodge it and your repayment with us on or before **1 October 2021**.

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

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

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

HOW TO PAY

Your payment reference number (PRN) is:

BPAY®



Billers code: 75556

Ref:

Telephone & Internet Banking – BPAY®

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

More info: www.bpay.com.au

CREDIT OR DEBIT CARD

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

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


A card payment fee applies.

OTHER PAYMENT OPTIONS

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

Superannuation remittance advice

Provider: S & N GRIMBAS SUPERANNUATION FUND
Tax file number: 792 879 795
Remittance type: Low income super amount

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Natalie Grimbas	SMSF11569935612 8	164 938 184	4/12/1970	7026952820956	2020	 \$500.00

Payment details	Description	Processed date	Credit
	Low income super amount remittance	25 August 2021	\$500.00 CR
Total payment amount			\$500.00 CR

S & N Grimbas Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
B - Income - Gross rent and other leasing and hiring income				
	02/08/2021	28000/00001	Rental Property	1,440.00
	01/09/2021	28000/00001	Rental Property	1,440.00
	01/10/2021	28000/00001	Rental Property	2,160.00
	01/11/2021	28000/00001	Rental Property	1,440.00
	01/12/2021	28000/00001	Rental Property	1,440.00
	15/12/2021	28000/00001	Rental Property	720.00
	04/01/2022	28000/00001	Rental Property	720.00
	17/01/2022	28000/00001	Rental Property	224.79
	01/02/2022	28000/00001	Rental Property	23.81
	18/02/2022	28000/00001	Rental Property	1,440.00
	15/03/2022	28000/00001	Rental Property	656.64
	31/03/2022	28000/00001	Rental Property	1,503.36
	14/04/2022	28000/00001	Rental Property	656.64
	29/04/2022	28000/00001	Rental Property	783.36
	13/05/2022	28000/00001	Rental Property	1,440.00
	15/06/2022	28000/00001	Rental Property	632.03
	30/06/2022	28000/00001	Rental Property	807.97
Sub-Total				17,528.60
Ignore Cents				0.60
Total				17,528.00
C - Income - Gross interest				
	12/07/2021	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.49
	12/08/2021	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.51
	12/09/2021	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.50
	12/10/2021	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.50
	12/11/2021	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.50
	12/12/2021	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.49
	12/01/2022	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.49
	12/02/2022	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.50
	12/03/2022	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.44
	12/04/2022	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.47
	12/05/2022	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.47
	12/06/2022	25000/MET051482637	Suncorp Cash Management Acc (051482637)	0.47
Sub-Total				5.83
Ignore Cents				0.83
Total				5.00
R1 - Assessable employer contributions				

S & N Grimbas Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
R1 - Assessable employer contributions				
	27/07/2021	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation (Accumulation)	356.25
	17/02/2022	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation (Accumulation)	957.75
	17/02/2022	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation (Accumulation)	458.13
	21/03/2022	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation (Accumulation)	666.00
	13/04/2022	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation (Accumulation)	859.50
	21/04/2022	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation (Accumulation)	486.00
	24/06/2022	24200/GRINAT00001A	(Contributions) Grimbas, Natalie - Accumulation (Accumulation)	1,458.00
Sub-Total				5,241.63
Ignore Cents				0.63
Total				5,241.00
R - Assessable contributions (R1 plus R2 plus R3 less R6)				
			Assessable employer contributions	5,241.63
Sub-Total				5,241.63
Ignore Cents				0.63
Total				5,241.00
W - GROSS INCOME (Sum of labels A to U)				
				22,774.00
Sub-Total				22,774.00
Ignore Cents				0.00
Total				22,774.00
V - TOTAL ASSESSABLE INCOME (W less Y)				
				22,774.00
Sub-Total				22,774.00
Ignore Cents				0.00
Total				22,774.00
A1 - Expenses - Interest expenses within Australia				
	20/07/2021	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	786.84
	20/08/2021	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	810.28
	20/09/2021	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	808.19
	20/10/2021	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	778.71
	20/11/2021	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	776.19
	20/12/2021	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	747.62
	20/01/2022	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	797.34
	20/02/2022	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	793.70
	20/03/2022	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	713.30

S & N Grimbas Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
A1 - Expenses - Interest expenses within Australia				
	20/04/2022	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	787.46
	20/05/2022	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	765.46
	20/06/2022	42010/JUNCTION	1/51 Junction Road, Clayfield (Valued 04/03/2020)	872.19
Sub-Total				9,437.28
Ignore Cents				0.28
Total				9,437.00
E1 - Expenses - Decline in value of depreciating assets				
	30/06/2022	33400/GRIM15_Dishwashe r	Dishwasher	66.25
	30/06/2022	33400/GRIM15_AIRCONDI TIONE	Air Conditioner	178.51
	30/06/2022	33400/GRIM15_Westingho use	Westinghouse Oven & Cooktop	320.44
Sub-Total				565.20
Ignore Cents				0.20
Total				565.00
H1 - Expenses - SMSF auditor fee				
	09/03/2022	30700	Auditor's Remuneration	385.00
Sub-Total				385.00
Ignore Cents				0.00
Total				385.00
I1 - Expenses - Investment expenses				
	06/08/2021	42601/00002	Water Rates	267.92
	01/11/2021	42601/00003	Body Corporate Levies	627.50
	01/12/2021	42601/00003	Body Corporate Levies	627.50
	15/12/2021	42601/00009	Residential Management Fee	63.36
	04/01/2022	42601/00009	Residential Management Fee	63.36
	18/02/2022	42601/00005	Repairs & Maintenance	99.00
	18/02/2022	42601/00004	Insurance	365.00
	18/02/2022	42601/00009	Residential Management Fee	126.72
	31/03/2022	42601/00009	Residential Management Fee	190.08
	31/03/2022	42601/00003	Body Corporate Levies	681.25
	29/04/2022	42601/00009	Residential Management Fee	126.72
	13/05/2022	42601/00001	Council Rates	430.40
	13/05/2022	42601/00009	Residential Management Fee	126.20
	30/06/2022	42601/00009	Residential Management Fee	126.72
	30/06/2022	42601/00003	Body Corporate Levies	24.61
	13/05/2022	42601/00003	Body Corporate Levies	657.16
	30/06/2022	42601/00002	Water Rates	353.81
	30/06/2022	42601/00002	Water Rates	299.58
	06/08/2021	42601/00001	Council Rates	38.40
	08/11/2021	42601/00001	Council Rates	469.55

S & N Grimbas Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
I1 - Expenses - Investment expenses				
	06/06/2022	42601/00001	Council Rates	430.40
Sub-Total				6,195.24
Ignore Cents				0.24
Total				6,195.00
J1 - Expenses - Management and administration expenses				
	05/11/2021	30800	ASIC Fees	56.00
	20/11/2021	31500	Bank Charges	100.00
	09/03/2022	30100	Accountancy Fees	2,255.00
	20/05/2022	31500	Bank Charges	100.00
	12/01/2022	30400	ATO Supervisory Levy	259.00
Sub-Total				2,770.00
Ignore Cents				0.00
Total				2,770.00
M1 - Expenses - Tax losses deducted				
				3,422.00
Sub-Total				3,422.00
Ignore Cents				0.00
Total				3,422.00
N - TOTAL DEDUCTIONS				
				22,774.00
Sub-Total				22,774.00
Ignore Cents				0.00
Total				22,774.00
Z - TOTAL SMSF EXPENSES				
				22,774.00
Sub-Total				22,774.00
Ignore Cents				0.00
Total				22,774.00
L - Supervisory levy				
				259.00
Sub-Total				259.00
Ignore Cents				0.00
Total				259.00
S - AMOUNT DUE OR REFUNDABLE				
				259.00
Sub-Total				259.00
Ignore Cents				0.00
Total				259.00

S & N Grimbas Superannuation Fund
Statement of Taxable Income

For the year ended 30 June 2022

	2022
	\$
Benefits accrued as a result of operations	178,923.34
Less	
Increase in MV of investments	175,000.02
Tax Losses Deducted	3,422.00
Realised Accounting Capital Gains	(0.02)
Non Taxable Contributions	500.00
	<hr/> 178,922.00
SMSF Annual Return Rounding	(1.34)
	<hr/>
Taxable Income or Loss	0.00
	<hr/>
Income Tax on Taxable Income or Loss	0.00
	 <hr/>
CURRENT TAX OR REFUND	0.00
	<hr/>
Supervisory Levy	259.00
	<hr/>
AMOUNT DUE OR REFUNDABLE	259.00
	<hr/>

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<u>(Contributions) Grimbas, Natalie - Accumulation (GRINAT00001A)</u>					
27/07/2021	SuperChoice P/L			356.25	356.25 CR
25/08/2021	ATO [ATO Low income super amount remittance]			500.00	856.25 CR
17/02/2022	SuperChoice P/L			957.75	1,814.00 CR
17/02/2022	SuperChoice P/L			458.13	2,272.13 CR
21/03/2022	SuperChoice P/L			666.00	2,938.13 CR
13/04/2022	SuperChoice P/L			859.50	3,797.63 CR
21/04/2022	PASCH			486.00	4,283.63 CR
24/06/2022	PASCH			1,458.00	5,741.63 CR
				5,741.63	5,741.63 CR
Changes in Market Values of Investments (24700)					
<u>Changes in Market Values of Investments (24700)</u>					
30/06/2022	W/O 0.0001 balance (IMASF.AX)		0.02		0.02 DR
30/06/2022	Revaluation - 30/06/2022 @ \$0.000000 - 0.000000 Units on hand (IMASF.AX)			0.02	0.00 DR
30/06/2022	Revaluation - 30/06/2022 @ \$525,000.000000 (Exit) - 1.000000 Units on hand (JUNCTION)			175,000.00	175,000.00 CR
			0.02	175,000.02	175,000.00 CR
Interest Received (25000)					
<u>Suncorp Cash Management Acc (051482637) (MET051482637)</u>					
12/07/2021	Interest			0.49	0.49 CR
12/08/2021	Interest			0.51	1.00 CR
12/09/2021	Interest			0.50	1.50 CR
12/10/2021	Interest			0.50	2.00 CR
12/11/2021	Interest			0.50	2.50 CR
12/12/2021	Interest			0.49	2.99 CR
12/01/2022	Interest			0.49	3.48 CR
12/02/2022	Interest			0.50	3.98 CR
12/03/2022	Interest			0.44	4.42 CR
12/04/2022	Interest			0.47	4.89 CR
12/05/2022	Interest			0.47	5.36 CR
12/06/2022	Interest			0.47	5.83 CR
				5.83	5.83 CR
Rental Income (28000)					
<u>Rental Property (00001)</u>					
02/08/2021	Place Estate			1,440.00	1,440.00 CR
01/09/2021	Place Estate			1,440.00	2,880.00 CR
01/10/2021	Place Estate			2,160.00	5,040.00 CR
01/11/2021	Place Estate			1,440.00	6,480.00 CR
01/12/2021	Place Estate			1,440.00	7,920.00 CR
15/12/2021	Beyond Property			720.00	8,640.00 CR
04/01/2022	Beyond Property			720.00	9,360.00 CR
17/01/2022	Beyond Property			224.79	9,584.79 CR
01/02/2022	Beyond Property			23.81	9,608.60 CR
18/02/2022	Rental Management			1,440.00	11,048.60 CR

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
15/03/2022	Rental Management			656.64	11,705.24 CR
31/03/2022	Rental Management			1,503.36	13,208.60 CR
14/04/2022	Rental Management			656.64	13,865.24 CR
29/04/2022	Rental Management			783.36	14,648.60 CR
13/05/2022	Rental Management			1,440.00	16,088.60 CR
15/06/2022	Rental Management			632.03	16,720.63 CR
30/06/2022	Rental Management			807.97	17,528.60 CR
				17,528.60	17,528.60 CR
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
09/03/2022	Transfer [Audit Fee] [Herron]		2,255.00		2,255.00 DR
			2,255.00		2,255.00 DR
ATO Supervisory Levy (30400)					
<u>ATO Supervisory Levy (30400)</u>					
12/01/2022	ATO		259.00		259.00 DR
			259.00		259.00 DR
Auditor's Remuneration (30700)					
<u>Auditor's Remuneration (30700)</u>					
09/03/2022	Transfer [Audit Fee] [Herron]		385.00		385.00 DR
			385.00		385.00 DR
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
05/11/2021	ASIC Fee		56.00		56.00 DR
			56.00		56.00 DR
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
20/11/2021	Acc Fee		100.00		100.00 DR
20/05/2022	Acc Fee		100.00		200.00 DR
			200.00		200.00 DR
Depreciation (33400)					
<u>Air Conditioner (GRIM15_AIRCONDITIONE)</u>					
30/06/2022	Depreciation for the period {2022}		178.51		178.51 DR
			178.51		178.51 DR
<u>Dishwasher (GRIM15_Dishwasher)</u>					
30/06/2022	Depreciation for the period {2022}		66.25		66.25 DR
			66.25		66.25 DR
<u>Westinghouse Oven & Cooktop (GRIM15_Westinghouse)</u>					
30/06/2022	Depreciation for the period {2022}		320.44		320.44 DR
			320.44		320.44 DR
Property Expenses - Interest on Loans (42010)					
<u>1/51 Junction Road, Clayfield (Valued 04/03/2020) (JUNCTION)</u>					
20/07/2021	Loan Interest		786.84		786.84 DR
20/08/2021	Loan Interest		810.28		1,597.12 DR
20/09/2021	Loan Interest		808.19		2,405.31 DR

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
20/10/2021	Loan Interest		778.71		3,184.02 DR
20/11/2021	Loan Interest		776.19		3,960.21 DR
20/12/2021	Loan Interest		747.62		4,707.83 DR
20/01/2022	Loan Interest		797.34		5,505.17 DR
20/02/2022	Loan Interest		793.70		6,298.87 DR
20/03/2022	Loan Interest		713.30		7,012.17 DR
20/04/2022	Loan Interest		787.46		7,799.63 DR
20/05/2022	Loan Interest		765.46		8,565.09 DR
20/06/2022	Loan Interest		872.19		9,437.28 DR
			9,437.28		9,437.28 DR
Rental Expenses-1/51 Junction Rd (42601)					
<u>Council Rates (00001)</u>					
06/08/2021	Council Rate		38.40		38.40 DR
08/11/2021	Council Rate		469.55		507.95 DR
13/05/2022	Rental Management		430.40		938.35 DR
06/06/2022	Council Rate		430.40		1,368.75 DR
			1,368.75		1,368.75 DR
<u>Water Rates (00002)</u>					
06/08/2021	Urban Utilities		267.92		267.92 DR
30/06/2022	Urban Utilities - Dec 21 ~ Feb 22 + Aug 21 ~ Nov 21		353.81		621.73 DR
30/06/2022	Urban Utilities - Dec 21 ~ Feb 22 + Aug 21 ~ Nov 21		299.58		921.31 DR
			921.31		921.31 DR
<u>Body Corporate Levies (00003)</u>					
01/11/2021	Place Estate		627.50		627.50 DR
01/12/2021	Place Estate		627.50		1,255.00 DR
31/03/2022	Rental Management		681.25		1,936.25 DR
13/05/2022	Rental Management		657.16		2,593.41 DR
30/06/2022	Rental Management		24.61		2,618.02 DR
			2,618.02		2,618.02 DR
<u>Insurance (00004)</u>					
18/02/2022	Rental Management		365.00		365.00 DR
			365.00		365.00 DR
<u>Repairs & Maintenance (00005)</u>					
18/02/2022	Rental Management		99.00		99.00 DR
			99.00		99.00 DR
<u>Residential Management Fee (00009)</u>					
15/12/2021	Beyond Property		63.36		63.36 DR
04/01/2022	Beyond Property		63.36		126.72 DR
18/02/2022	Rental Management		126.72		253.44 DR
31/03/2022	Rental Management		190.08		443.52 DR
29/04/2022	Rental Management		126.72		570.24 DR
13/05/2022	Rental Management		126.20		696.44 DR
30/06/2022	Rental Management		126.72		823.16 DR
			823.16		823.16 DR
Profit/Loss Allocation Account (49000)					

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<u>Profit/Loss Allocation Account (49000)</u>					
27/07/2021	System Member Journals		302.81		302.81 DR
25/08/2021	System Member Journals		500.00		802.81 DR
17/02/2022	System Member Journals		814.09		1,616.90 DR
17/02/2022	System Member Journals		389.41		2,006.31 DR
21/03/2022	System Member Journals		566.10		2,572.41 DR
13/04/2022	System Member Journals		730.57		3,302.98 DR
21/04/2022	System Member Journals		413.10		3,716.08 DR
24/06/2022	System Member Journals		1,239.30		4,955.38 DR
30/06/2022	Create Entries - Profit/Loss Allocation - 30/06/2022		173,181.71		178,137.09 DR
30/06/2022	Create Entries - Income Tax Expense Allocation - 30/06/2022		786.25		178,923.34 DR
			178,923.34		178,923.34 DR
Opening Balance (50010)					
<u>(Opening Balance) Grimbas, Natalie - Accumulation (GRINAT00001A)</u>					
01/07/2021	Opening Balance				71,890.24 CR
01/07/2021	Close Period Journal			102,028.73	173,918.97 CR
				102,028.73	173,918.97 CR
<u>(Opening Balance) Grimbas, Stefanos - Accumulation (GRISTE00001A)</u>					
01/07/2021	Opening Balance				102,712.88 CR
01/07/2021	Close Period Journal		102,712.88		0.00 DR
			102,712.88		0.00 DR
Contributions (52420)					
<u>(Contributions) Grimbas, Natalie - Accumulation (GRINAT00001A)</u>					
01/07/2021	Opening Balance				2,921.25 CR
01/07/2021	Close Period Journal		2,921.25		0.00 DR
27/07/2021	System Member Journals			356.25	356.25 CR
25/08/2021	System Member Journals			500.00	856.25 CR
17/02/2022	System Member Journals			957.75	1,814.00 CR
17/02/2022	System Member Journals			458.13	2,272.13 CR
21/03/2022	System Member Journals			666.00	2,938.13 CR
13/04/2022	System Member Journals			859.50	3,797.63 CR
21/04/2022	System Member Journals			486.00	4,283.63 CR
24/06/2022	System Member Journals			1,458.00	5,741.63 CR
			2,921.25	5,741.63	5,741.63 CR
Share of Profit/(Loss) (53100)					
<u>(Share of Profit/(Loss)) Grimbas, Natalie - Accumulation (GRINAT00001A)</u>					
01/07/2021	Opening Balance				1,503.09 DR
01/07/2021	Close Period Journal			1,503.09	0.00 DR
30/06/2022	Create Entries - Profit/Loss Allocation - 30/06/2022			173,181.71	173,181.71 CR
				174,684.80	173,181.71 CR
<u>(Share of Profit/(Loss)) Grimbas, Stefanos - Accumulation (GRISTE00001A)</u>					
01/07/2021	Opening Balance				2,102.31 DR
01/07/2021	Close Period Journal			2,102.31	0.00 DR
				2,102.31	0.00 DR

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Income Tax (53330)					
<u>(Income Tax) Grimbas, Natalie - Accumulation (GRINAT00001A)</u>					
01/07/2021	Opening Balance				182.68 CR
01/07/2021	Close Period Journal		182.68		0.00 DR
30/06/2022	Create Entries - Income Tax Expense Allocation - 30/06/2022			786.25	786.25 CR
			182.68	786.25	786.25 CR
<u>(Income Tax) Grimbas, Stefanos - Accumulation (GRISTE00001A)</u>					
01/07/2021	Opening Balance				255.51 CR
01/07/2021	Close Period Journal		255.51		0.00 DR
			255.51		0.00 DR
Contributions Tax (53800)					
<u>(Contributions Tax) Grimbas, Natalie - Accumulation (GRINAT00001A)</u>					
01/07/2021	Opening Balance				438.19 DR
01/07/2021	Close Period Journal			438.19	0.00 DR
27/07/2021	System Member Journals		53.44		53.44 DR
17/02/2022	System Member Journals		143.66		197.10 DR
17/02/2022	System Member Journals		68.72		265.82 DR
21/03/2022	System Member Journals		99.90		365.72 DR
13/04/2022	System Member Journals		128.93		494.65 DR
21/04/2022	System Member Journals		72.90		567.55 DR
24/06/2022	System Member Journals		218.70		786.25 DR
			786.25	438.19	786.25 DR
Internal Transfers In (56100)					
<u>(Internal Transfers In) Grimbas, Natalie - Accumulation (GRINAT00001A)</u>					
01/07/2021	Opening Balance				100,866.08 CR
01/07/2021	Close Period Journal		100,866.08		0.00 DR
			100,866.08		0.00 DR
Internal Transfers Out (57100)					
<u>(Internal Transfers Out) Grimbas, Stefanos - Accumulation (GRISTE00001A)</u>					
01/07/2021	Opening Balance				100,866.08 DR
01/07/2021	Close Period Journal			100,866.08	0.00 DR
				100,866.08	0.00 DR
Bank Accounts (60400)					
<u>Suncorp Cash Management Acc (051482637) (MET051482637)</u>					
01/07/2021	Opening Balance				59,026.22 DR
01/07/2021	Place Estate		833.05		59,859.27 DR
12/07/2021	Interest		0.49		59,859.76 DR
21/07/2021	Repayment [Direct Debit]			1,616.00	58,243.76 DR
27/07/2021	SuperChoice P/L		356.25		58,600.01 DR
02/08/2021	Place Estate		1,440.00		60,040.01 DR
06/08/2021	Urban Utilities			267.92	59,772.09 DR
12/08/2021	Interest		0.51		59,772.60 DR
23/08/2021	Direct Debit			1,616.00	58,156.60 DR
25/08/2021	ATO [ATO Low income super amount remittance]		500.00		58,656.60 DR

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/09/2021	Place Estate		1,440.00		60,096.60 DR
12/09/2021	Interest		0.50		60,097.10 DR
21/09/2021	Repayment [Direct Debit]			1,616.00	58,481.10 DR
01/10/2021	Place Estate		2,160.00		60,641.10 DR
12/10/2021	Interest		0.50		60,641.60 DR
21/10/2021	Repayment [Direct Debit]			1,616.00	59,025.60 DR
01/11/2021	Place Estate		812.50		59,838.10 DR
12/11/2021	Interest		0.50		59,838.60 DR
22/11/2021	Direct Debit			100.00	59,738.60 DR
22/11/2021	Direct Debit			1,616.00	58,122.60 DR
01/12/2021	Place Estate		812.50		58,935.10 DR
12/12/2021	Interest		0.49		58,935.59 DR
15/12/2021	Beyond Property		656.64		59,592.23 DR
21/12/2021	Direct Debit			1,616.00	57,976.23 DR
04/01/2022	Beyond Property		656.64		58,632.87 DR
12/01/2022	ATO		219.00		58,851.87 DR
12/01/2022	Interest		0.49		58,852.36 DR
17/01/2022	Beyond Property		224.79		59,077.15 DR
21/01/2022	Direct Debit			1,616.00	57,461.15 DR
01/02/2022	Beyond Property		23.81		57,484.96 DR
12/02/2022	Interest		0.50		57,485.46 DR
17/02/2022	SuperChoice P/L		458.13		57,943.59 DR
17/02/2022	SuperChoice P/L		957.75		58,901.34 DR
18/02/2022	Rental Management		849.28		59,750.62 DR
21/02/2022	Direct Debit			1,616.00	58,134.62 DR
09/03/2022	Transfer [Audit Fee] [Herron]			2,640.00	55,494.62 DR
12/03/2022	Interest		0.44		55,495.06 DR
15/03/2022	Rental Management		656.64		56,151.70 DR
21/03/2022	Direct Debit			1,616.00	54,535.70 DR
21/03/2022	SuperChoice P/L		666.00		55,201.70 DR
31/03/2022	Rental Management		632.03		55,833.73 DR
12/04/2022	Interest		0.47		55,834.20 DR
13/04/2022	SuperChoice P/L		859.50		56,693.70 DR
14/04/2022	Rental Management		656.64		57,350.34 DR
21/04/2022	Direct Debit			1,616.00	55,734.34 DR
21/04/2022	PASCH		486.00		56,220.34 DR
29/04/2022	Rental Management		656.64		56,876.98 DR
12/05/2022	Interest		0.47		56,877.45 DR
13/05/2022	Rental Management		226.24		57,103.69 DR
23/05/2022	Direct Debit			100.00	57,003.69 DR
23/05/2022	Direct Debit			1,616.00	55,387.69 DR
12/06/2022	Interest		0.47		55,388.16 DR
15/06/2022	Rental Management		632.03		56,020.19 DR
21/06/2022	Direct Debit			1,616.00	54,404.19 DR
24/06/2022	PASCH		1,458.00		55,862.19 DR
30/06/2022	Rental Management		656.64		56,518.83 DR
30/06/2022	W/O 0.0001 balance				56,518.83 DR

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
			19,992.53	22,499.92	56,518.83 DR
Sundry Debtors (68000)					
<u>Sundry Debtors (68000)</u>					
01/07/2021	Opening Balance				2,404.05 DR
01/07/2021	Place Estate			833.05	1,571.00 DR
06/08/2021	Council Rate			38.40	1,532.60 DR
08/11/2021	Council Rate			469.55	1,063.05 DR
06/06/2022	Council Rate			430.40	632.65 DR
30/06/2022	Urban Utilities - Dec 21 ~ Feb 22 + Aug 21 ~ Nov 21			632.65	0.00 DR
				2,404.05	0.00 DR
Plant and Equipment (at written down value) - Unitised (76550)					
<u>Air Conditioner (GRIM15_AIRCONDITIONE)</u>					
01/07/2021	Opening Balance	1.00			1,785.05 DR
30/06/2022	Depreciation for the period {2022}			178.51	1,606.54 DR
		1.00		178.51	1,606.54 DR
<u>Dishwasher (GRIM15_Dishwasher)</u>					
01/07/2021	Opening Balance	1.00			662.45 DR
30/06/2022	Depreciation for the period {2022}			66.25	596.20 DR
		1.00		66.25	596.20 DR
<u>Westinghouse Oven & Cooktop (GRIM15_Westinghouse)</u>					
01/07/2021	Opening Balance	1.00			1,922.28 DR
30/06/2022	Depreciation for the period {2022}			320.44	1,601.84 DR
		1.00		320.44	1,601.84 DR
Real Estate Properties (Australian - Residential) (77200)					
<u>1/51 Junction Road, Clayfield (Valued 04/03/2020) (JUNCTION)</u>					
01/07/2021	Opening Balance	1.00			350,000.00 DR
30/06/2022	Revaluation - 30/06/2022 @ \$525,000.000000 (Exit) - 1.000000 Units on hand		175,000.00		525,000.00 DR
		1.00	175,000.00		525,000.00 DR
Units in Unlisted Unit Trusts (Australian) (78400)					
<u>Investors Mutual Australian Share Fund (IMASE.AX)</u>					
30/06/2022	W/O 0.0001 balance	0.00		0.02	0.02 CR
30/06/2022	Revaluation - 30/06/2022 @ \$0.000000 - 0.000000 Units on hand		0.02		0.00 DR
		0.00	0.02	0.02	0.00 DR
Income Tax Payable/Refundable (85000)					
<u>Income Tax Payable/Refundable (85000)</u>					
01/07/2021	Opening Balance				478.00 DR
12/01/2022	ATO			478.00	0.00 DR
				478.00	0.00 DR
Limited Recourse Borrowing Arrangements (85500)					
<u>Loan - Suncorp 022080689 (1/51 Junction Road, Clayfield) (00003)</u>					
01/07/2021	Opening Balance				242,359.08 CR
20/07/2021	Loan Interest			786.84	243,145.92 CR
21/07/2021	Repayment [Direct Debit]		1,616.00		241,529.92 CR

S & N Grimbas Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
20/08/2021	Loan Interest			810.28	242,340.20 CR
23/08/2021	Direct Debit		1,616.00		240,724.20 CR
20/09/2021	Loan Interest			808.19	241,532.39 CR
21/09/2021	Repayment [Direct Debit]		1,616.00		239,916.39 CR
20/10/2021	Loan Interest			778.71	240,695.10 CR
21/10/2021	Repayment [Direct Debit]		1,616.00		239,079.10 CR
20/11/2021	Acc Fee			100.00	239,179.10 CR
20/11/2021	Loan Interest			776.19	239,955.29 CR
22/11/2021	Direct Debit		100.00		239,855.29 CR
22/11/2021	Direct Debit		1,616.00		238,239.29 CR
20/12/2021	Loan Interest			747.62	238,986.91 CR
21/12/2021	Direct Debit		1,616.00		237,370.91 CR
20/01/2022	Loan Interest			797.34	238,168.25 CR
21/01/2022	Direct Debit		1,616.00		236,552.25 CR
20/02/2022	Loan Interest			793.70	237,345.95 CR
21/02/2022	Direct Debit		1,616.00		235,729.95 CR
20/03/2022	Loan Interest			713.30	236,443.25 CR
21/03/2022	Direct Debit		1,616.00		234,827.25 CR
20/04/2022	Loan Interest			787.46	235,614.71 CR
21/04/2022	Direct Debit		1,616.00		233,998.71 CR
20/05/2022	Acc Fee			100.00	234,098.71 CR
20/05/2022	Loan Interest			765.46	234,864.17 CR
23/05/2022	Direct Debit		100.00		234,764.17 CR
23/05/2022	Direct Debit		1,616.00		233,148.17 CR
20/06/2022	Loan Interest			872.19	234,020.36 CR
21/06/2022	Direct Debit		1,616.00		232,404.36 CR
			19,592.00	9,637.28	232,404.36 CR
Sundry Creditors (88000)					
<u>Sundry Creditors (88000)</u>					
05/11/2021	ASIC Fee			56.00	56.00 CR
30/06/2022	Urban Utilities - Dec 21 ~ Feb 22 + Aug 21 ~ Nov 21			20.74	76.74 CR
				76.74	76.74 CR

Total Debits: 620,585.28

Total Credits: 620,585.28

S & N Grimbas Superannuation Fund

Create Entries Report

For the period 01 July 2021 to 30 June 2022

Create Entries Financial Year Summary 01 July 2021 - 30 June 2022

	Amount
Total Profit	
Income	198,276.06
Less Expense	19,352.72
Total Profit	178,923.34
Tax Summary	
	Amount
Fund Tax Rate	15.00 %
Total Profit	178,923.34
Less Permanent Differences	175,000.02
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	500.00
Less LIC Deductions	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	(0.02)
Less Tax Losses Deducted	3,422.00
Add SMSF Annual Return Rounding	(1.34)
Taxable Income	0.00
Income Tax on Taxable Income or Loss	0.00
Profit/(Loss) Available for Allocation	
	Amount
Total Available Profit	173,181.71
Franking Credits	0.00
TFN Credits	0.00
Foreign Credits	0.00
FRW Credits	0.00
Total	173,181.71
Income Tax Expense Available for Allocation	
	Amount
Member Specific Income Tax	(786.25)
Total Income Tax Expense Allocation	(786.25)

Final Segment 1 from 01 July 2021 to 30 June 2022

Pool Name Unsegregated Pool

Total Profit	Amount
Income	198,276.06
Less Expense	19,352.72
Total Profit	178,923.34

Create Entries Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	178,923.34
Less Permanent Differences	175,000.02
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	500.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	(0.02)
Less Tax Losses Deducted	0.00
Add Taxable Income Adjustment	(3,423.34)
Taxable Income	0.00
Income Tax on Taxable Income or Loss	0.00

Member Weighted Balance Summary	Weighting%	Amount
Natalie Grimbas(GRINAT00001A)	100.00	175,487.15

Profit/(Loss) Available for Allocation	Amount
Total Available Profit	173,181.71
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
Total	173,181.71

Allocation to Members	Weighting%	Amount
Natalie Grimbas(GRINAT00001A)	100.00	173,181.71

Accumulation Weighted Balance Summary	Weighting%	Amount
Natalie Grimbas(GRINAT00001A)	100.00	175,487.15

Income Tax Expense Available for Allocation	Amount
Member Specific Income Tax	(786.25)
Total Income Tax Expense Allocation	(786.25)

Allocation to Members	Weighting%	Amount
Natalie Grimbas(GRINAT00001A)	100.00	(786.25)

Calculation of daily member weighted balances

Calculation of daily member weighted balances

Natalie Grimbas (GRINAT00001A)

Member Balance

01/07/2021	50010	Opening Balance	173,918.97	173,918.97
27/07/2021	52420	Contributions	356.25	330.87
27/07/2021	53800	Contributions Tax	(53.44)	(49.63)
25/08/2021	52420	Contributions	500.00	424.66
17/02/2022	52420	Contributions	957.75	351.61
17/02/2022	52420	Contributions	458.13	168.19
17/02/2022	53800	Contributions Tax	(143.66)	(52.74)
17/02/2022	53800	Contributions Tax	(68.72)	(25.23)
21/03/2022	52420	Contributions	666.00	186.12
21/03/2022	53800	Contributions Tax	(99.90)	(27.92)
13/04/2022	52420	Contributions	859.50	186.03
13/04/2022	53800	Contributions Tax	(128.93)	(27.91)
21/04/2022	52420	Contributions	486.00	94.54
21/04/2022	53800	Contributions Tax	(72.90)	(14.18)
24/06/2022	52420	Contributions	1,458.00	27.96
24/06/2022	53800	Contributions Tax	(218.70)	(4.19)
		Total Amount (Weighted)		175,487.15

Calculation of Net Capital Gains

Capital gains from Unsegregated Pool	0.00
Capital gains from Unsegregated Pool - Collectables	0.00
Capital Gain Adjustment from prior segments	0.00
Realised Notional gains	0.00
Carried forward losses from prior years	5,093.00
Current year capital losses from Unsegregated Pool	0.02
Current year capital losses from Unsegregated Pool - Collectables	0.00
Total CGT Discount Applied	0.00
Capital Gain /(Losses carried forward)	0.00
CGT allocated in prior segments	0.00
Allocations of Net Capital Gains to Pools	
Capital Gain Proportion - Unsegregated Pool (0/0)=100.00%	0.00

Foreign Tax Offset Calculations

Segment 01 July 2021 to 30 June 2022

Claimable FTO - Unsegregated Pool	0.00
Claimable FTO	0.00
Total Claimable Foreign Credits for the Year	0.00
Foreign Tax Offset (Label C1)	0.00
Applied/Claimed FTO	0.00

Allocations of Foreign Tax Offset to Members

Natalie Grimbas(GRINAT00001A) - 100.00 % 0.00

Total Foreign Tax Offset Allocated to Members 0.00

Calculation of Outstanding Limited Recourse Borrowing Arrangements

Unsegregated

Total Net Assets (Sum of member closing balances Label S) 352,842.31

Total Outstanding LRBA Balance 232,404.36

Allocation of LRBA asset to members

Natalie Grimbas - $232404.36 * 352842.31 / 352842.31$ 232,404.36



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client S & N GRIMBAS
SUPERANNUATION FUND
ABN 55 332 470 631
TFN 792 879 795

Activity statement 001

Date generated	30 May 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00



Transactions

0 results found - from **01 July 2021** to **30 May 2023** sorted by **processed date** ordered **newest to oldest**



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client S & N GRIMBAS
SUPERANNUATION FUND
ABN 55 332 470 631
TFN 792 879 795

Income tax 551

Date generated	30 May 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00



Transactions

2 results found - from **01 July 2021** to **30 May 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
10 Jan 2022	13 Jan 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$219.00		\$0.00
10 Jan 2022	10 Jan 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$219.00	\$219.00 CR

29.05.2023

To Whom it May Concern

1/51 Junction Rd, Clayfield – SNG Properties.

I have conducted a Comparative Market Analysis for the property situated at 1/51 Junction Rd, Clayfield and reviewed the age, condition, and location of the property.

In my opinion the property would sell for between \$520 000 and \$530 000 in the current market conditions.

Regards



\$525K

Bernard McKeering

Managing Director

HELMSMANINVEST

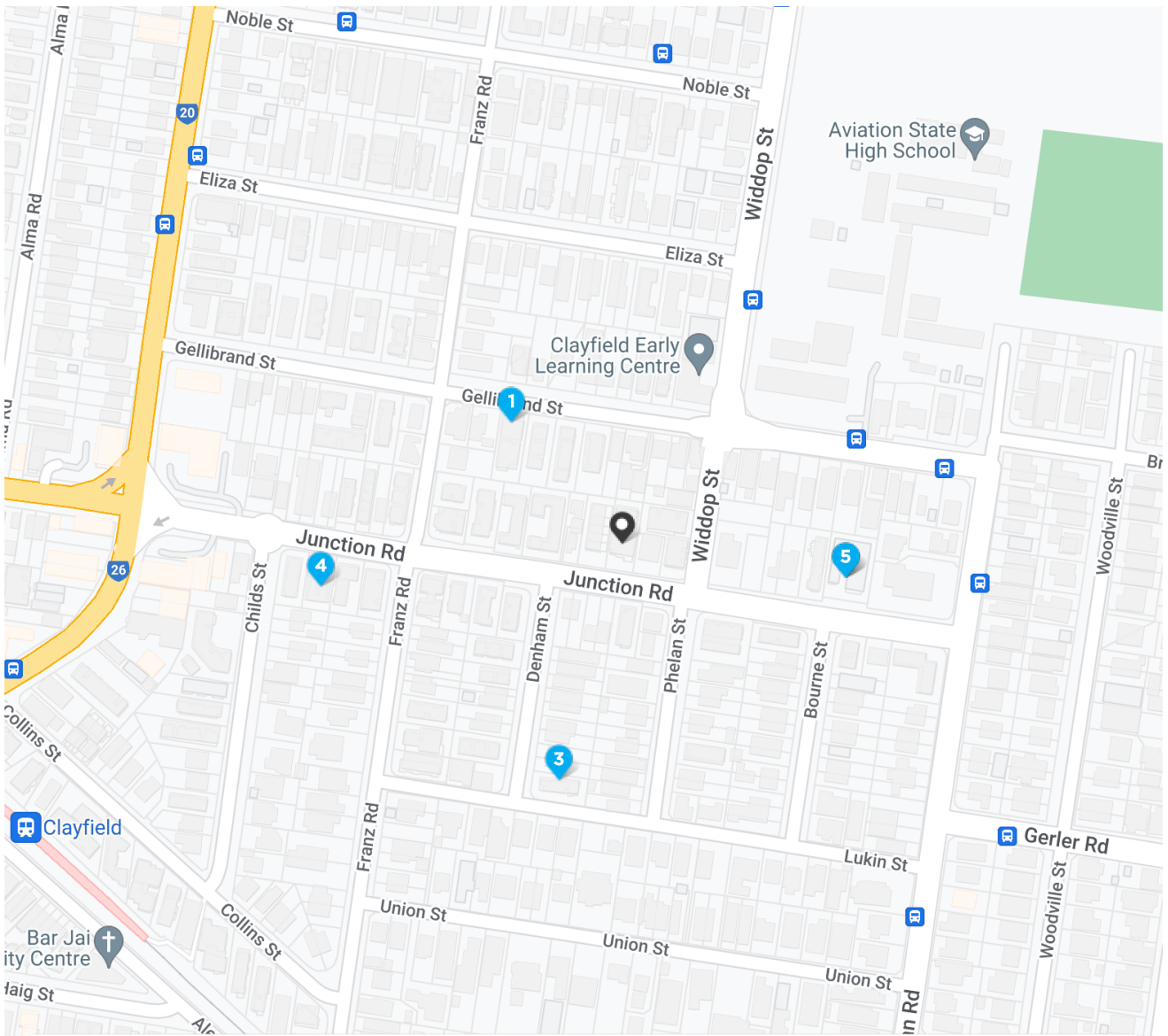
Licenced Real Estate Agent




B. App Sc (Property Economics)

Mobile: 0413 756 626

Email: bernie@helmsmaninvest.com.au

Comparables Map: Sales



				
1 6/49 GELLIBRAND STREET CLAYFIELD QLD 4011	2	2	1	\$555,000
2 3/15 JUNCTION ROAD CLAYFIELD QLD 4011	2	1	1	\$516,000
3 1/28 DENHAM STREET CLAYFIELD QLD 4011	2	1	1	\$540,000
4 6/92 JUNCTION ROAD CLAYFIELD QLD 4011	2	2	1	\$490,000
5 4/15 JUNCTION ROAD CLAYFIELD QLD 4011	2	1	1	\$455,000

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

Disclaimer

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Bank Loan Reconciliation

Client Name: S & N Grimbas Superannuation Fund Period Ended: 30 June 2022
 Client Code: GRIM15 Accountant: Eddy Lee

Bank Suncorp Account No 022080689

Balance per bank statement	-232,404.36
Balance per Accounts	-232,404.36
Variance	0.00

Interest paid for the year

Month	Amount	Loan Fee
July	786.84	
August	810.28	
September	808.19	
October	778.71	
November	776.19	100.00
December	747.62	
January	797.34	
February	793.70	
March	713.30	
April	787.46	
May	765.46	100.00
June	872.19	
Total	9,437.28	200.00





P324BDCA-A0101-001732-001862

036

**SNG SUPERANNUATION PTY LTD ATF S & N
GRIMBAS SUPERANNUATION FUND**
133 Yundah St
SHORNCLIFFE QLD 4017

SUNCORP-METWAY LTD
ABN 66 010 831722
Level 28

266 George Street
BRISBANE QLD 4000
suncorp.com.au

Account Enquiries 1300 65 11 25

Statement Period: 1 Jul 2021 - 19 Nov 2021
Loan Number: 022080689
Loan Purpose: smsf purchase
Loan Type: Small Business

Account Title:
SNG SUPERANNUATION PTY LTD ATF
S & N GRIMBAS SUPERANNUATION FUND
100000 Conglomerate



Bill Code: BPAY
Ref No: 022080689

Date	Transaction	Debit	Credit	Balance
01 Jul 2021	Opening Balance			
20 Jul 2021	Int Interest			
21 Jul 2021	Rec Direct Debit I/9	786.84		\$242,359.08
20 Aug 2021	Int Interest			243,145.92
20 Aug 2021	Rate Change 20/08/21		1,616.00	241,529.92
21 Aug 2021	Rec Direct Debit I/10	810.28		242,340.20
20 Sep 2021	Int Interest			
20 Sep 2021	Rate Change 20/09/21		1,616.00	240,724.20
21 Sep 2021	Rec Direct Debit I/11	808.19		241,532.39
20 Oct 2021	Int Interest			
20 Oct 2021	Rate Change 20/10/21		1,616.00	239,916.39
21 Oct 2021	Rec Direct Debit I/12	778.71		240,695.10
19 Nov 2021	C12 Balance Transfer		1,616.00	239,079.10
			239,079.10	0.00

Current Interest Rate 3.950%
Approval Amount \$0.00
Loan Expiry Date 20/11/2038

Important information

The balance on your statement represents the balance at the time of the last transaction recorded. It does not represent the payout figure of your loan. Where referenced, the Current Interest Rate is as at the date of the last interest accrual on the statement and may include a customer margin applied to the product reference rate. Refer to your loan contract for details of any customer margin applied. Where referenced, the Next Scheduled Repayment represents the next Principal and Interest repayment amount for this loan. It does not represent the next Interest Only repayment for customers making Interest Only repayments. Please retain this statement for taxation purposes. Please check all entries on your statement and notify Suncorp Bank immediately of any errors or omissions. Should you have a query about your account please call 13 11 75. If you or your business are experiencing financial difficulty, please contact us on 1800 225 223 (8:30am-5pm, Mon-Fri, AEST) for assistance. Alternatively, a Request for Financial Assistance form is available at <https://www.suncorp.com.au/banking/help-support/financial-difficulty/business.html>. Protecting your property with adequate insurance is often a condition of your loan. We recommend you review the terms and conditions concerning insurance in any security you have granted to us to make sure you are complying. It's important to be sure that you have an appropriate level of insurance cover in the event of your property being damaged or destroyed. Suncorp Bank recommends that you check your cover regularly with your insurer, to evaluate your insurance needs and be sure you're fully covered. The Australian Securities and Investments Commission (ASIC) provides independent information on property insurance and the risks of underinsurance. Find out more at www.moneysmart.gov.au. Our fees have been updated effective Tuesday, 1 October 2019. Please refer to our Fees & Charges Information document at <https://www.suncorp.com.au/content/dam/suncorp/bank/documents/product-information/commercial-business-lending-fees-and-charges.pdf>.

Business Loan Statement



036
SNG SUPERANNUATION PTY LTD ATF
S & N GRIMBAS SUPERANNUATION FUND
133 YUNDAH ST
SHORNCLIFFE QLD 4017

BSB: 484-799 Account No: 022080689

Statement Period: 20 Nov 2021 - 31 May 2022

Total Repayments made:\$11,512.00-

Closing Balance:\$233,148.17

LOAN ACCOUNT INFORMATION:

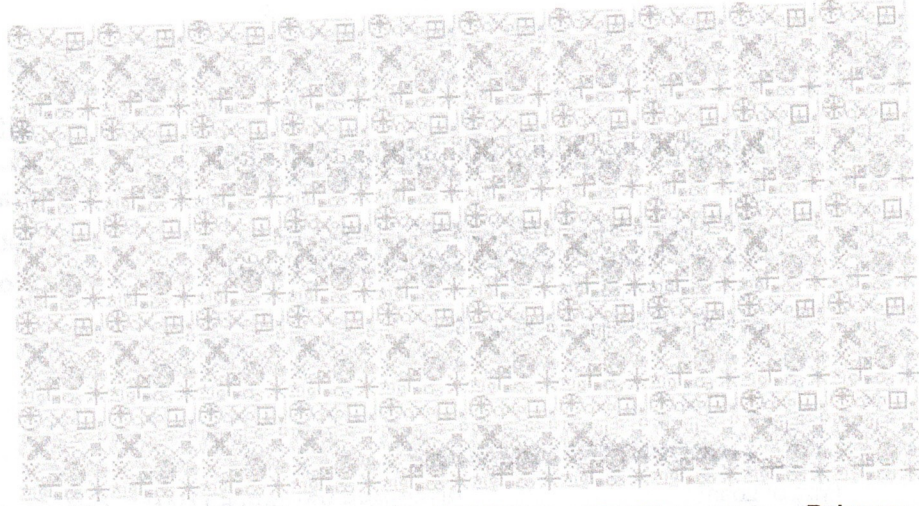
Type of Loan: BUSINESS VARIABLE LOAN Original Loan Amount: \$304,000.00
 Current Interest Rate: 4.40% p.a. Contract Term Remaining: 16 years 6 months
 Minimum Payment: \$1,616.00
 Due Date for Payment: 20th of Month

Important information for home and other property owners: Protecting your property with adequate insurance is often a condition of your loan. We recommend you review the terms and conditions concerning insurance in any security you have granted to us to make sure you are complying. It's important to be sure that you have an appropriate level of insurance cover in the event of your property being damaged or destroyed. Suncorp Bank recommends that you check your cover regularly with your insurer, to evaluate your insurance needs and be sure you're fully covered. The Australian Securities and Investments Commission (ASIC) provides independent information on property insurance and the risks of underinsurance. Find out more at www.moneysmart.gov.au

If you are experiencing any difficulty making your repayments, please contact us as soon as possible. You can call us on 13 11 55 or visit www.suncorp.com.au/banking for more information about financial difficulty. We'll be happy to help.

Date	Transaction Details	Debits	Credits	Balance
20 Nov 2021	Opening Balance			239,079.10
	Interest Rate is 3.95% p.a.			
20 Nov 2021	Please note as from today your interest rate has changed from 3.95% p.a. to 3.95% p.a.			
20 Nov 2021	Account Maintenance Fee	100.00		239,179.10
20 Nov 2021	Direct Debit Payment		100.00	239,079.10
20 Nov 2021	Direct Debit Payment		1,616.00	237,463.10
20 Nov 2021	Interest Charged to Loan	776.19		238,239.29
20 Dec 2021	Please note as from today your interest rate has changed from 3.95% p.a. to 3.96% p.a.			
20 Dec 2021	Direct Debit Payment		1,616.00	236,623.29
20 Dec 2021	Interest Charged to Loan	747.62		237,370.91
20 Jan 2022	Please note as from today your interest rate has changed from 3.96% p.a. to 3.95% p.a.			
20 Jan 2022	Direct Debit Payment		1,616.00	235,754.91
20 Jan 2022	Interest Charged to Loan	797.34		236,552.25
20 Feb 2022	Please note as from today your interest rate has changed from 3.95% p.a. to 3.94% p.a.			
20 Feb 2022	Direct Debit Payment		1,616.00	234,936.25
	BALANCE CARRIED FORWARD			234,936.25

Details are continued on the back of this page



Date	Transaction Details	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			234,936.25
20 Feb 2022	Interest Charged to Loan	793.70		235,729.95
20 Mar 2022	Please note as from today your interest rate has changed from 3.94% p.a. to 3.95% p.a.			
20 Mar 2022	Direct Debit Payment		1,616.00	234,113.95
20 Mar 2022	Interest Charged to Loan	713.30		234,827.25
20 Apr 2022	Please note as from today your interest rate has changed from 3.95% p.a. to 3.98% p.a.			
20 Apr 2022	Direct Debit Payment		1,616.00	233,211.25
20 Apr 2022	Interest Charged to Loan	787.46		233,998.71
20 May 2022	Please note as from today your interest rate has changed from 3.98% p.a. to 4.40% p.a.			
20 May 2022	Account Maintenance Fee	100.00		234,098.71
20 May 2022	Direct Debit Payment		100.00	233,998.71
20 May 2022	Direct Debit Payment		1,616.00	232,382.71
20 May 2022	Interest Charged to Loan	765.46		233,148.17
	CLOSING BALANCE			233,148.17

Summary of Interest for the period 20 Nov 2021 - 31 May 2022.

Suncorp:	<i>This Period</i>	<i>1 July to date</i>	<i>Previous Financial Year</i>
Interest Charged	\$5,381.07	\$8,565.09	\$9,907.70

Notes: Please retain this statement for taxation purposes. Please check all entries on your statement and notify Suncorp Bank immediately of any errors or omissions. Should you have a query about your account please call 13 11 55. It is important we hold your most up-to-date personal details, please contact us if these have changed.

Complaints and Feedback
If we didn't meet your expectations in any way or to lodge a complaint with Suncorp Bank, please contact us on 13 11 55. For information on our complaint processes or to escalate a complaint with us visit www.suncorp.com.au/contact-us/customer-relations or lodge your complaint with the Australian Financial Complaints Authority by visiting www.afca.org.au, calling 1800 931 678, emailing info@afca.org.au or sending a letter to GPO Box 3, Melbourne VIC 3001

Business Loan Statement



036
SNG SUPERANNUATION PTY LTD ATF
S & N GRIMBAS SUPERANNUATION FUND
133 YUNDAH ST
SHORNCLIFFE QLD 4017

BSB: 484-799 Account No: 022080689

Statement Period: 1 Jun 2022 - 30 Nov 2022

Total Repayments made:\$10,910.75-

Closing Balance:\$229,000.63

LOAN ACCOUNT INFORMATION:

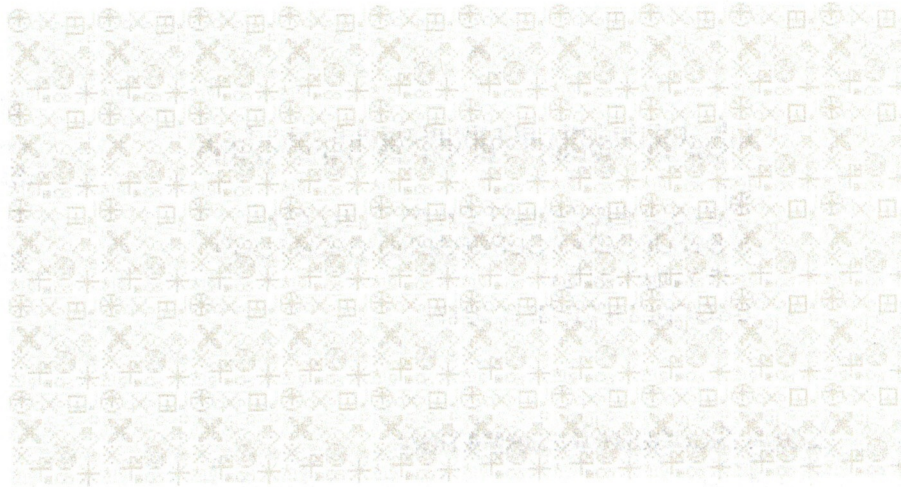
Type of Loan: BUSINESS VARIABLE LOAN Original Loan Amount: \$304,000.00
 Current Interest Rate: 6.91% p.a. Contract Term Remaining: 16 years 0 months
 Minimum Payment: \$1,926.05
 Due Date for Payment: 20th of Month

Important information for home and other property owners: Protecting your property with adequate insurance is often a condition of your loan. We recommend you review the terms and conditions concerning insurance in any security you have granted to us to make sure you are complying. It's important to be sure that you have an appropriate level of insurance cover in the event of your property being damaged or destroyed. Suncorp Bank recommends that you check your cover regularly with your insurer, to evaluate your insurance needs and be sure you're fully covered. The Australian Securities and Investments Commission (ASIC) provides independent information on property insurance and the risks of underinsurance. Find out more at www.moneysmart.gov.au

If you are experiencing any difficulty making your repayments, please contact us as soon as possible. You can call us on 13 11 55 or visit www.suncorp.com.au/banking for more information about financial difficulty. We'll be happy to help.

Date	Transaction Details	Debits	Credits	Balance
1 Jun 2022	Opening Balance			233,148.17
	Interest Rate is 4.40% p.a.			
20 Jun 2022	Please note as from today your interest rate has changed from 4.40% p.a. to 5.02% p.a.			
20 Jun 2022	Direct Debit Payment		1,616.00	231,532.17
20 Jun 2022	Interest Charged to Loan	872.19		232,404.36
23 Jun 2022	Payment Change	0.00		232,404.36
20 Jul 2022	Please note as from today your interest rate has changed from 5.02% p.a. to 5.58% p.a.			
20 Jul 2022	Direct Debit Payment		1,734.25	230,670.11
20 Jul 2022	Interest Charged to Loan	959.00		231,629.11
24 Jul 2022	Payment Change	0.00		231,629.11
20 Aug 2022	Please note as from today your interest rate has changed from 5.58% p.a. to 5.95% p.a.			
20 Aug 2022	Direct Debit Payment		1,804.20	229,824.91
20 Aug 2022	Interest Charged to Loan	1,098.71		230,923.62
20 Sep 2022	Please note as from today your interest rate has changed from 5.95% p.a. to 6.54% p.a.			
20 Sep 2022	Direct Debit Payment		1,804.20	229,119.42
	BALANCE CARRIED FORWARD			229,119.42

Details are continued on the back of this page



Date	Transaction Details	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			229,119.42
20 Sep 2022	Interest Charged to Loan	1,167.72		230,287.14
23 Sep 2022	Payment Change	0.00		230,287.14
20 Oct 2022	Please note as from today your interest rate has changed from 6.54% p.a. to 6.81% p.a.			
20 Oct 2022	Direct Debit Payment		1,926.05	228,361.09
20 Oct 2022	Interest Charged to Loan	1,237.80		229,598.89
20 Nov 2022	Please note as from today your interest rate has changed from 6.81% p.a. to 6.91% p.a.			
20 Nov 2022	Account Maintenance Fee	100.00		229,698.89
20 Nov 2022	Direct Debit Payment		100.00	229,598.89
20 Nov 2022	Direct Debit Payment		1,926.05	227,672.84
20 Nov 2022	Interest Charged to Loan	1,327.79		229,000.63
	CLOSING BALANCE			229,000.63

Summary of Interest for the period 1 Jun 2022 - 30 Nov 2022.

Suncorp:	<i>This Period</i>	<i>1 July to date</i>	<i>Previous Financial Year</i>
Interest Charged	\$6,663.21	\$5,791.02	\$6,253.26

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S & N Grimbas Superannuation Fund

Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022

Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Grimbas, Natalie	04/12/1970	50	416,277.97	5,241.63	0.00	500.00	0.00	5,741.63
All Members				5,241.63	0.00	500.00	0.00	5,741.63

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Grimbas, Natalie	Concessional (5 year carry forward cap available)	5,241.63	75,269.44	70,027.81 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Grimbas, Natalie							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	3,836.55	8,014.37	19,340.03	4,969.28	2,921.25	5,241.63	
Unused Concessional Contribution	0.00	0.00	5,659.97	20,030.72	22,078.75	22,258.37	
Cumulative Carry Forward Unused	N/A	N/A	0.00	5,659.97	25,690.69	47,769.44	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	30,659.97	50,690.69	75,269.44	70,027.81 Below Cap
Total Super Balance	0.00	68,599.51	69,071.49	189,744.60	176,141.32	416,277.97	

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Grimbas, Natalie	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Grimbas, Natalie

Date	Transaction Description	Ledger Data				SuperStream Data					
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
27/07/2021	SuperChoice P/L	Employer	356.25				Employer	Divorce Hub Holdings Pty Ltd	356.25		
25/08/2021	ATO [ATO Low income super amount remittance]	Any Other			500.00						
17/02/2022	SuperChoice P/L	Employer	957.75				Employer	AAG Automotive	957.75		
17/02/2022	SuperChoice P/L	Employer	458.13				Employer	AAG Automotive	458.13		
21/03/2022	SuperChoice P/L	Employer	666.00				Employer	AAG Automotive	666.00		
13/04/2022	SuperChoice P/L	Employer	859.50				Employer	AAG Automotive	859.50		
21/04/2022	PASCH	Employer	486.00				Employer	Helmsman Invest Pty Ltd	486.00		
24/06/2022	PASCH	Employer	1,458.00				Employer	Helmsman Invest Pty Ltd	1,458.00		
Total - Grimbas, Natalie			5,241.63	0.00	500.00	0.00			5,241.63	0.00	0.00
Total for All Members			5,241.63	0.00	500.00	0.00					

