

Pegasus Superannuation Fund

ABN 64 841 167 519

Trustees: Three Flying Ponies Pty Ltd

Financial Statement

For the year ended 30 June 2023

*Reviewed
MFF
16/8/23*

Pegasus Superannuation Fund
Statement of Financial Position
as at 30 June 2023

	Note	2023 \$
Assets		
Investments		
Direct Property	6A	295,000.00 1-8
Shares in Unlisted Companies	6B	10.00 9-12
Other Assets		
Cash At Bank		7,452.09 9-12
Deferred Tax Assets		365.40
Total Assets		<u><u>302,827.49</u></u>
Liabilities		
Deferred Tax Liability		<u>1,333.80</u>
Total Liabilities		<u><u>1,333.80</u></u>
Net Assets Available to Pay Benefits		<u><u>301,493.69</u></u>
<i>Represented by:</i>		
Liability for Accrued Benefits	2	
Mrs Michelle Stiliaras		<u>301,493.69</u>
Total Liability for Accrued Benefits		<u><u>301,493.69</u></u>

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

Pegasus Superannuation Fund
Operating Statement
For the period 1 July 2022 to 30 June 2023

	Note	2023 \$
Income		
Member Receipts		
Rollovers In		301,935.26 <i>13-14</i>
Contributions		
Member		10.00
Investment Gains		
Increase in Market Value	8A	8,892.80
Investment Income		
Interest	7A	670.12 <i>-Per Bank</i>
Rent	7B	1,280.00 <i>- 15</i>
		312,788.18
Expenses		
Other Expenses		
Bank Fees		28.00
Establishment Fee		5,940.00
Property Expenses		4,358.09 <i>-17-18</i>
		10,326.09
Benefits Accrued as a Result of Operations before Income Tax		302,462.09
Income Tax		
Income Tax Expense		968.40
		968.40
Benefits Accrued as a Result of Operations		301,493.69

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

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Pegasus Superannuation Fund
Notes to the Financial Statements
As at 30 June 2023

Note 1 - Statement of Significant Accounting Policies

The following significant accounting policies have been adopted in the preparation and presentation of the financial statements. They have been consistently applied in the current and previous periods unless otherwise stated to ensure the financial information satisfies the concept of relevance and reliability.

(a) Statement of Compliance

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 *Regulations 1994*, the trust deed of the fund and the needs of members.

(b) Basis of Preparation

The financial statements have been prepared on a cash basis using historical costs convention unless stated otherwise. For investments and financial liabilities, they are measured at market values.

The financial statements are presented in Australian dollars, which is the functional currency of the fund.

(c) Use of Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. 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.

(d) Cash and Cash Equivalents

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

(e) Foreign Currency

Any foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Exchange differences are recognised in the operating statement in the period in which they arise.

(f) Valuation of Assets

Investment

An investment is initially recognised when as a result of past transactions or events, the Fund controls the future economic benefits expected to flow from the asset.

The investment assets are firstly recorded at cost, being the fair value of the consideration given. After initial recognition, they are measured at market value. Gains or losses arising from changes in market value are recognised on the Operating Statement in the periods in which they occur.

Market value as defined in s10 of *SISA 1993*, in relation to an asset, means the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

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

As disposal costs are generally immaterial unless otherwise stated, market value approximates fair value.

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Pegasus Superannuation Fund
Notes to the Financial Statements
As at 30 June 2023

Market values for various types of investment have been determined as follows:

- i. listed securities, government and other fixed interest securities for which there is a readily available market quotation, the valuation is recorded as the last quoted sale price as at the close of business on reporting date. If the listed securities are foreign, they are also converted to Australian dollars using the exchange rate at the close of business on the reporting date;
- ii. unit trusts and managed funds are stated by reference to the unit redemption price quoted by the fund manager at the end of the reporting period;
- iii. unlisted investments are stated at the Trustees' valuation based on estimated market value at balance date; or where necessary, upon external valuers' expert opinions;
- iv. Investment properties are carried at market value and are held for the purpose of generating long-term rental yields and capital appreciation. The Trustees give consideration to the value of the investment property each financial year and revalue when a significant event occurs or when deemed appropriate. Where an external valuation has been obtained, the valuation is based on objective and supportable data and has been carried out by a property valuation service provider or qualified independent valuer as appropriate.

Financial Liabilities

The Fund initially recognises a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Financial liabilities including credit balances of hedging instruments and derivatives are measured at market values as at the reporting date. Any change in market values of the financial liabilities since the beginning of the reporting period shall be included in the profit or loss for the reporting period. As disposal costs are generally immaterial, unless otherwise stated, market value approximates fair value.

Receivables and Payables

Current assets such as accounts receivable, which are expected to be recovered within twelve months after the reporting period, are carried at nominal amounts which approximate the fair values.

Accounts payable are recognised when the Fund becomes obliged to make future payments resulting from the goods and services received, whether or not billed to the Fund and are carried at nominal amounts which are equivalent to fair values.

(g) Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is measured at the fair value of consideration received or receivable. The following recognition criteria relate to the specific items of revenue the Fund receives:

Interest

The interest revenue is recognised by the Fund on a cash receipt basis, unless the Fund chooses the accrual method and the amount can be reliably measured by reference to the principal outstanding and using the effective interest rate of the instrument calculated at the acquisition or origination date.

Dividend Revenue

The entitlement to a dividend is based on the date the shares are quoted ex-dividend; the actual dividend revenue is recognised by the Fund when it is received.

Distribution Revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distributions 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.

Rental Income

Rent from investment properties is recognised by the Fund on a cash receipt basis.

Movement in market values

Changes in the market value of investments are determined as the difference between the market value at balance date or consideration received (if sold during the year) and the market value as at the prior year end or cost (if the investment was acquired during the period). All movements are recognised in the Operating Statement.

Contributions and Rollovers In

Contributions and rollovers 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.

This report should be read in conjunction with the accompanying compilation report.

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Pegasus Superannuation Fund
Notes to the Financial Statements
As at 30 June 2023

(h) Income Tax

The income tax on the benefits accrued as a result of operations for the year comprises current and deferred tax. Income tax expense is recognised in the Operating Statement.

Current income tax expense is calculated by reference to the amount of income taxes payable in respect of the taxable income for the year using tax rates enacted or substantively enacted by reporting date and any adjustment to tax payable in respect of previous years. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as any unused tax losses.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the assets are realised or the liabilities are settled and their measurements also reflect the manner in which the Trustees expect to recover or settle the carrying amounts of the related assets or liabilities.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax assets can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent it is no longer probable that the related tax benefits will be realised.

Current tax assets and liabilities are offset where a legally enforceable right of set-off exists and it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur.

Deferred tax assets and liabilities are offset when a legally enforceable right of set-off exists, they relate to income taxes levied by the same taxation authority and the fund intends to settle the tax assets and liabilities on a net basis in future when they are realised.

The financial report was authorised for issue on 16 August 2023 by the directors of the trustee company.

Note 2 – 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. Changes in the Liability for Accrued Benefits are as follows:

	Current
Liability for Accrued Benefits at beginning of period	0.00
Benefits Accrued during the period	301,493.69
Benefits Paid during the period	0.00
Liability for Accrued Benefits at end of period	<u><u>301,493.69</u></u>

Any amount in the Unallocated Contributions account represent amounts that have been received by the fund from either the members of the fund or a third party but have not been allocated to any specific member as at the reporting date. It is the intention of the trustee to allocate any such amounts recorded as unallocated contributions within 28 days following the end of the month to specific fund member, which will increase the liability for members accrued benefits.

Note 3 – Vested Benefits

Vested benefits are benefits which 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 reporting period.

	Current
Vested Benefits at beginning of period	0.00
Benefits Accrued during the period	301,493.69
Benefits Paid during the period	0.00
Vested Benefits at end of period	<u><u>301,493.69</u></u>

This report should be read in conjunction with the accompanying compilation report.

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Pegasus Superannuation Fund
Notes to the Financial Statements
As at 30 June 2023

Note 4 – Guaranteed Benefits

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

Note 5 – Funding Arrangements

No fixed funding arrangements were in place for the Fund as at year end.

Note 6A – Direct Property

	Current	Previous
At market value: 6 Logan Street, Cowra, NSW, 2794	295,000.00	0.00
	295,000.00	0.00

Note 6B – Shares in Unlisted Companies

	Current	Previous
At market value: CWCU Shares	10.00	0.00
	10.00	0.00

Note 7A – Interest

	Current	Previous
CWCU S90	670.12	0.00
	670.12	0.00

Note 7B – Rent

	Current	Previous
6 Logan Street, Cowra, NSW, 2794	1,280.00	0.00
	1,280.00	0.00

Note 8A – Increase in Market Value

	Current	Previous
Direct Property 6 Logan Street, Cowra, NSW, 2794	8,892.80	0.00
	8,892.80	0.00

Pegasus Superannuation Fund

Members Summary Report - For the period 1/07/2022 to 30/06/2023

Member's Detail	Opening Balance	Increases					Decreases					Closing Balance	
		Contrib	Tran In	Profit	Ins Proc	Tax	Exp	Ins Prem	Tran Out	Ben Paid			
Mrs Michelle Stiliaras													
Not Supplied													
Accumulation Accumulation	0.00	10.00	301,935.26	516.83	0.00	(968.40)	0.00	0.00	0.00	0.00	0.00	0.00	301,493.69
	0.00	10.00	301,935.26	516.83	0.00	(968.40)	0.00	0.00	0.00	0.00	0.00	0.00	301,493.69
	0.00	10.00	301,935.26	516.83	0.00	(968.40)	0.00	0.00	0.00	0.00	0.00	0.00	301,493.69

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Pegasus Superannuation Fund
(ABN: 64 841 167 519)

Consolidated Member Benefit Totals

Period	Member Account Details
1 July 2022 - 30 June 2023	Residential Address: Not Supplied
Member	Number: 1
Mrs Michelle Stiliaras	Date of Birth: 8 June 1972 Date Joined Fund: 26 October 2022 Eligible Service Date: 22 December 2022
	Tax File Number Held: Yes

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts

Withdrawal Benefit as at 1 Jul 2022	
Accumulation	-
Total as at 1 Jul 2022	-
Withdrawal Benefit as at 30 Jun 2023	
Accumulation	301,493.69
Total as at 30 Jun 2023	301,493.69

Your Tax Components

Tax Free	51.09
Taxable - Taxed	301,442.60
Taxable - Untaxed	-

Your Preservation Components

Preserved	301,493.69
Restricted Non Preserved	-
Unrestricted Non Preserved	-

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

No beneficiary details have been recorded

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Pegasus Superannuation Fund
(ABN: 64 841 167 519)

Member Benefit Statement

Period	Member Account Details
1 July 2022 - 30 June 2023	Residential Address: Not Supplied
Member	Number: 1
Mrs Michelle Stiliaras	Date of Birth: 8 June 1972
	Date Joined Fund: 26 October 2022
	Eligible Service Date: 22 December 2022
Accumulation Account	Tax File Number Held: Yes
Accumulation	Account Start Date: 26 October 2022

Your Account Summary		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2022	-	Tax Free	0.0169 % 51.09
<u>Increases to your account:</u>		Taxable - Taxed	301,442.60
Member Contributions	10.00	Taxable - Untaxed	-
Rollovers In	301,935.26	Your Preservation Components	
Share Of Net Fund Income	516.83	Preserved	301,493.69
<u>Total Increases</u>	<u>302,462.09</u>	Restricted Non Preserved	-
<u>Decreases to your account:</u>		Unrestricted Non Preserved	-
Tax on Net Fund Income	968.40	Your Insurance Benefits	
<u>Total Decreases</u>	<u>968.40</u>	No insurance details have been recorded	
Withdrawal Benefit as at 30 Jun 2023	<u><u>301,493.69</u></u>	Your Beneficiaries	
		No beneficiary details have been recorded	

For Enquiries:
email michelleb12338@gmail.com
mail Pegasus Superannuation Fund, 226 Goodacre Drive, Woodstock NSW 2793

Trustee

The Trustee of the Fund is as follows:

Three Flying Ponies Pty Ltd

The directors of the Trustee company are:

Michelle Stiliaras

Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustee.

Trustee Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. While 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 errors, omissions or misprints.

Signed on behalf of the Trustee of the Fund

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Michelle Stiliaras
Director - Three Flying Ponies Pty Ltd

Statement Date: 30 June 2023

Pegasus Superannuation Fund
Investment Summary as at 30 June 2023

Investment	Units	Average Cost Price	Market Price	Accounting Cost	Market Value	Unrealised Accounting Gain/(Loss)	Accounting Gain/(Loss) (%)	Portfolio Weight (%)
<u>Bank</u>								
CWCU S90				7,452.09	7,452.09			2.46%
				<u>7,452.09</u>	<u>7,452.09</u>			<u>2.46%</u>
<u>Property Direct Market</u>								
6 Logan Street, Cowra, NSW, 2794	1.00000	286,107.2000	295,000.0000	286,107.20	295,000.00	8,892.80	3.11%	97.53%
				<u>286,107.20</u>	<u>295,000.00</u>	<u>8,892.80</u>	<u>3.11%</u>	<u>97.53%</u>
<u>Unlisted Market</u>								
CWCU Shares	10.00000	1.0000	1.0000	10.00	10.00	0.00	0.00%	- %
				<u>10.00</u>	<u>10.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>- %</u>
				<u>293,569.29</u>	<u>302,462.09</u>	<u>8,892.80</u>	<u>3.03%</u>	<u>100.00%</u>

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the tax cost base and unrealised gain/(loss) for tax purposes refer to the Unrealised Capital Gains Report or change the report parameter to tax cost base.

Pegasus Superannuation Fund
Investment Performance
For the period from 1 July 2022 to 30 June 2023

Investment	Opening Value	Acquisitions	Disposals	Closing Value	Change in Value	Income	Total Return Value	Total Return
<u>Bank</u>								
CWCU S90	0.00	307,794.44	300,342.35	7,452.09	0.00	670.12	670.12	19.73%
	0.00	307,794.44	300,342.35	7,452.09	0.00	670.12	670.12	19.73%
<u>Property Direct Market</u>								
6 Logan Street, Cowra, NSW, 2794	0.00	286,107.20	0.00	295,000.00	8,892.80	1,280.00	10,172.80	7.13%
	0.00	286,107.20	0.00	295,000.00	8,892.80	1,280.00	10,172.80	7.13%
<u>Unlisted Market</u>								
CWCU Shares	0.00	10.00	0.00	10.00	0.00	0.00	0.00	0.00%
	0.00	10.00	0.00	10.00	0.00	0.00	0.00	0.00%
Fund Total	0.00	593,911.64	300,342.35	302,462.09	8,892.80	1,950.12	10,842.92	7.44%

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Pegasus Superannuation Fund
Unrealised Capital Gains as at 30 June 2023

Quantity /Description	Accounting Treatment				Taxation Treatment							
	Market Value	Original Cost	Accounting Gain/(Loss)	Tax Free	Tax Deferred	AMIT	Amount	Indexation	Discountable	Other	Deferred	Capital Loss
Bank												
CWCU S90												
30/06/2023	7,452.09	7,452.09	0.00	0.00	0.00	0.00	7,452.09				0.00	
	7,452.09	7,452.09	0.00	0.00	0.00	0.00	7,452.09				0.00	
Bank Total												
Property Direct Market												
6 Logan Street, Cowra, NSW, 2794												
27/01/2023	1.00	286,107.20	8,892.80	0.00	0.00	0.00	286,107.20				8,892.80	
	1.00	286,107.20	8,892.80	0.00	0.00	0.00	286,107.20				8,892.80	
Property Direct Market Total												
		286,107.20	8,892.80	0.00	0.00	0.00	286,107.20				8,892.80	
Unlisted Market												
CWCU Shares												
1/11/2022	10.00	10.00	0.00	0.00	0.00	0.00	10.00				0.00	
	10.00	10.00	0.00	0.00	0.00	0.00	10.00				0.00	
Unlisted Market Total												
		10.00	0.00	0.00	0.00	0.00	10.00				0.00	

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Pegasus Superannuation Fund
Unrealised Capital Gains as at 30 June 2023

Capital Gains Tax Return Summary

	Indexation	Discount	Other	Deferred	Total Capital Gains	Capital Losses
Current Year Capital Gains						
Shares & Units - Listed Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Listed Trusts	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Units	0.00	0.00	0.00	0.00	0.00	0.00
Australian Real Estate	0.00	0.00	8,892.00	0.00	8,892.00	0.00
Other Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Collectables	0.00	0.00	0.00	0.00	0.00	0.00
Other CGT Assets & Other CGT Events	0.00	0.00	0.00	0.00	0.00	0.00
Distributed Capital Gains from Trusts	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	8,892.00	0.00	8,892.00	0.00

Capital Losses Applied

Current Year	0.00	0.00	0.00	0.00	0.00
Prior Years	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00

Net Capital Gains

Net Gain after applying losses	0.00	0.00	8,892.00	0.00	8,892.00
Discount applicable	0.00	0.00			
Net Gain after applying discount	0.00	0.00	8,892.00	0.00	8,892.00

Gains/Losses on Custom Holding Accounts

Account Name	Book Cost	Value	Gain/(Loss)	Tax Rate %	Tax Effect
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Custom Holding Accounts Totals

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Pegasus Superannuation Fund

Tax Accounting Reconciliation

For the period 1 July 2022 to 30 June 2023

Operating Statement Profit vs. Provision for Income Tax	2023 \$	
Benefits Accrued as a Result of Operations before Income Tax	302,462.09	
<u>ADD:</u>		
Non-Deductible Expenses	5,940.00	
<u>LESS:</u>		
Increase in Market Value	8,892.80	
Non-Taxable Contributions	10.00	
Rollovers In	301,935.26	
Rounding	0.03	
Taxable Income or Loss	(2,436.00)	
	Income Amount	Tax Amount
Gross Tax @ 15% for Concessional Income	(2,436.00)	0.00
Gross Tax @ 45% for Net Non-Arm's Length Income	0.00	0.00
No-TFN Quoted Contributions @ 32%	0.00	0.00
Change in Carried Forward Losses	2,436.00	(365.40)
Provision for Income Tax		(365.40)

Provision for Income Tax vs. Income Tax Expense

Provision for Income Tax	(365.40)
<u>ADD:</u>	
Change in Deferred Tax Liability	1,333.80
Income Tax Expense	968.40

Provision for Income Tax vs. Income Tax Payable

Provision for Income Tax	(365.40)
<u>ADD:</u>	
Change in Carried Forward Losses	365.40
Income Tax Payable (Receivable)	0.00

Exempt Current Pension Income Settings

Pension Exempt % (Actuarial)	0.0000%
Pension Exempt % (Expenses)	0.0000%
Assets Segregated For Pensions	No

Compilation Report to the Trustees and Members of Pegasus Superannuation Fund

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ABN 64 841 167 519
For the period 1 July 2022 to 30 June 2023

On the basis of the information provided by the Trustees of Pegasus Superannuation Fund, we have compiled the accompanying special purpose financial statements of Pegasus Superannuation Fund for the period ended 30 June 2023, which comprise the Statement of Financial Position, Operating Statement, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

The Responsibility of Trustees

The Trustees of Pegasus Superannuation Fund are solely responsible for the information contained in the special purpose financial statements. The reliability, accuracy and completeness of the information and for the determination that the financial reporting framework / basis of accounting used is appropriate to meet the needs of the members and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Trustees of Pegasus Superannuation Fund, we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework/basis of accounting as described in Note 1 to the financial statements and **APES 315: *Compilation of Financial Information***.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework / basis of accounting described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of **APES 110 *Code of Ethics for Professional Accountants***.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion¹ on these financial statements

The special purpose financial statements were compiled exclusively for the benefit of the Trustees of the fund who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Signature of Accountant

Dated: 16 August 2023

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Name of Signatory:

Address:

¹ Refer to AUASB Standards for the issuance of audit opinions and review conclusions

Self-managed superannuation fund annual return

2023

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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 2023* (NAT 71287).

- ① The *Self-managed superannuation fund annual return instructions 2023* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ② 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 I T H S T

- Place 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)

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

- ① 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.

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 2023 return?

A No Yes

Is this the first required return for a newly registered SMSF?

B No Yes

Fund's tax file number (TFN) 680569803

TBL/2

6 SMSF auditor

Auditor's name

Title: MR

Family name

Boys

First given name

Other given names

Tony

SMSF Auditor Number

100014140

Auditor's phone number

04

10712708

Postal address

PO Box 3376

Suburb/town

Rundle Mall

State/territory

SA

Postcode

5000

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

802394

Fund account number

42002

Fund account name

Three Flying Ponies Pty Ltd ATF Pegasus Superannuation Fund

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.

smsfdataflow

Fund's tax file number (TFN) 680569803 2/13

- 8 Status of SMSF** Australian superannuation fund **A** No Yes Fund benefit structure **B** **A** 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** \$.00

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.

TR/6

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 2023*.

Have you applied an exemption or rollover?

M No Yes Code

Net capital gain **A** \$ 0·00

Gross rent and other leasing and hiring income **B** \$ 1280·00

Gross interest **C** \$ 670·00

Forestry managed investment scheme income **X** \$ 0·00

Gross foreign income	D1 \$ 0 ·00	Net foreign income D \$ 0 ·00	Loss <input type="checkbox"/>
----------------------	--	--	----------------------------------

Australian franking credits from a New Zealand company **E** \$ 0·00

Transfers from foreign funds **F** \$ 0·00 Number

Gross payments where ABN not quoted **H** \$ 0·00

Gross distribution from partnerships **I** \$ 0·00 Loss

*Unfranked dividend amount **J** \$ 0·00

*Franked dividend amount **K** \$ 0·00

*Dividend franking credit **L** \$ 0·00

*Gross trust distributions **M** \$ 0·00 Code

Calculation of assessable contributions

Assessable employer contributions

R1 \$ 0·00

plus Assessable personal contributions

R2 \$ 0·00

plus **No-TFN-quoted contributions

R3 \$ 0·00
(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST

R6 \$ 0·00

Assessable contributions (R1 plus R2 plus R3 less R6) **R** \$ 0·00

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$ 0·00

plus *Net non-arm's length trust distributions

U2 \$ 0·00

plus *Net other non-arm's length income

U3 \$ 0·00

*Other income **S** \$ 0·00 Code

*Assessable income due to changed tax status of fund **T** \$ 0·00

Net non-arm's length income (subject to 45% tax rate) (U1 plus U2 plus U3) **U** \$ 0·00

*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 (Sum of labels A to U) **W** \$ 1950·00 Loss

Exempt current pension income **Y** \$ 0·00

TOTAL ASSESSABLE INCOME (W less Y) **V** \$ 1950·00 Loss

pls

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 \$ <input type="text" value="0.00"/>	A2 \$ <input type="text" value="0.00"/>	
Interest expenses overseas	B1 \$ <input type="text" value="0.00"/>	B2 \$ <input type="text" value="0.00"/>	
Capital works expenditure	D1 \$ <input type="text" value="0.00"/>	D2 \$ <input type="text" value="0.00"/>	
Decline in value of depreciating assets	E1 \$ <input type="text" value="0.00"/>	E2 \$ <input type="text" value="0.00"/>	
Insurance premiums – members	F1 \$ <input type="text" value="0.00"/>	F2 \$ <input type="text" value="0.00"/>	
SMSF auditor fee	H1 \$ <input type="text" value="0.00"/>	H2 \$ <input type="text" value="0.00"/>	
Investment expenses	I1 \$ <input type="text" value="4386.00"/>	I2 \$ <input type="text" value="0.00"/>	
Management and administration expenses	J1 \$ <input type="text" value="0.00"/>	J2 \$ <input type="text" value="5940.00"/>	
Forestry managed investment scheme expense	U1 \$ <input type="text" value="0.00"/>	U2 \$ <input type="text" value="0.00"/>	
Other amounts	L1 \$ <input type="text" value="0.00"/> <small>Code <input type="text"/></small>	L2 \$ <input type="text" value="0.00"/> <small>Code <input type="text"/></small>	
Tax losses deducted	M1 \$ <input type="text" value="0.00"/>		

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.

Fund's tax file number (TFN)

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 2023* on how to complete the calculation statement.

*Taxable income **A** \$
(an amount must be included even if it is zero)

*Tax on taxable income **T1** \$
(an amount must be included even if it is zero)

*Tax on no-TFN-quoted contributions **J** \$
(an amount must be included even if it is zero)

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

Foreign income tax offset
C1 \$

Rebates and tax offsets
C2 \$

Non-refundable non-carry forward tax offsets
C \$
(C1 plus C2)

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 \$

Early stage investor tax offset
D3 \$

Early stage investor tax offset carried forward from previous year
D4 \$

Non-refundable carry forward tax offsets
D \$
(D1 plus D2 plus D3 plus D4)

SUBTOTAL 2
T3 \$
(T2 less D - cannot be less than zero)

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 \$
(E1 plus E2 plus E3 plus E4)

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

Section 102AAM interest charge
G \$

Fund's tax file number (TFN)

T217

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 \$
(H2 plus H3 plus H5 plus H6 plus H8)

***Tax offset refunds**
(Remainder of refundable tax offsets)

I \$
(unused amount from label E – an amount must be included even if it is zero)

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 \$
(T5 plus G less H less I less K plus L less M plus N)

#This is a mandatory label.

Section E: Losses

14 Losses

! If total loss is greater than \$100,000, complete and attach a *Losses schedule 2023*.

Tax losses carried forward to later income years **U \$** **00**

Net capital losses carried forward to later income years **V \$** **00**

Section F: Member information

MEMBER 1

Title:

Family name

First given name

Other given names

Member's TFN See the Privacy note in the Declaration.

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

i Refer to instructions for completing these labels.

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 \$

Proceeds from primary residence disposal

H \$

Receipt date

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

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

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels A to M)

Other transactions

Accumulation phase account balance **S1** \$

Retirement phase account balance - Non CDBIS **S2** \$

Retirement phase account balance - CDBIS **S3** \$

TRIS Count

Allocated earnings or losses

O \$

Inward rollovers and transfers

P \$

Outward rollovers and transfers

Q \$

Lump Sum payments

R1 \$

Income stream payments

R2 \$

Loss

L

Code

Code

CLOSING ACCOUNT BALANCE S \$

(S1 plus S2 plus S3)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

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

Fund's tax file number (TFN)

TCLG

Section H: Assets and liabilities

15 ASSETS

15a Australian managed investments

Listed trusts **A** \$.00

Unlisted trusts **B** \$.00

Insurance policy **C** \$.00

Other managed investments **D** \$.00

15b Australian direct investments

Cash and term deposits **E** \$.00

Debt securities **F** \$.00

Loans **G** \$.00

Listed shares **H** \$.00

Unlisted shares **I** \$.00

Limited recourse borrowing arrangements **J** \$.00

Non-residential real property **K** \$.00

Residential real property **L** \$.00

Collectables and personal use assets **M** \$.00

Other assets **O** \$.00

Limited recourse borrowing arrangements

Australian residential real property **J1** \$.00

Australian non-residential real property **J2** \$.00

Overseas real property **J3** \$.00

Australian shares **J4** \$.00

Overseas shares **J5** \$.00

Other **J6** \$.00

Property count **J7**

15c Other investments

Crypto-Currency **N** \$.00

15d Overseas direct investments

Overseas shares **P** \$.00

Overseas non-residential real property **Q** \$.00

Overseas residential real property **R** \$.00

Overseas managed investments **S** \$.00

Other overseas assets **T** \$.00

TOTAL AUSTRALIAN AND OVERSEAS ASSETS U \$.00
(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 \$.00

Fund's tax file number (TFN)

7/2/10

- 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 \$ <input type="text" value=""/>	-00	
Permissible temporary borrowings	V2 \$ <input type="text" value=""/>	-00	
Other borrowings	V3 \$ <input type="text" value=""/>	-00	
	Borrowings	V \$ <input type="text" value="0"/>	-00
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W \$ <input type="text" value="301493"/>	-00
	Reserve accounts	X \$ <input type="text" value="0"/>	-00
	Other liabilities	Y \$ <input type="text" value="1334"/>	-00
TOTAL LIABILITIES		Z \$ <input type="text" value="302827"/>	-00

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H** \$ -00
 Total TOFA losses **I** \$ -00

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 2022–23 income year, write 2023). **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 2023*. **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 2023* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2023*. **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:

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 2023* 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:

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

IntelliVal Automated Valuation Estimate

Prepared on 16 August 2023



6 Logan Street Cowra NSW 2794

Estimated Value:
\$295,000

Estimated Value Confidence:



Estimated Price Range:
\$273,000 - \$320,000

Property Attributes:



Year Built
-

Land Area
740m²

Property Type
House

Land Use
-

Development Zoning
Residential

Sales History

Sale Date	Sale Price	Sale Type
30 Jan 2023	\$275,000	Unknown
06 Jun 2018	\$157,000	Unknown
04 Jun 2018	-	Unknown

Estimated Value as at 14 August 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

CoreLogic IntelliVal Automated Valuation Estimate

6 Logan Street Cowra NSW 2794

Prepared on 16 August 2023

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

6 Logan Street Cowra NSW 2794

Prepared on 16 August 2023

Recently Sold Properties



3
 1
 1
 88m²
 841m²

31 Victor Street Cowra NSW 2794

Sold Price: \$297,000

Sold Date: 26 June 2023

Distance from Subject: 0.4km

Features: General Residential, Carpet Floor, RESIDENTIAL, Shed



3
 1
 1
 -
 911m²

26 Waugoola Street Cowra NSW 2794

Sold Price: \$270,500

Sold Date: 01 March 2023

Distance from Subject: 1.2km

Features: General Residential, RESIDENTIAL



3
 1
 1
 115m²
 699m²

15 Logan Street Cowra NSW 2794

Sold Price: \$299,000

Sold Date: 05 December 2022

Distance from Subject: 0.2km

Features: General Residential, RESIDENTIAL, Shed

CoreLogic IntelliVal Automated Valuation Estimate

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6 Logan Street Cowra NSW 2794

Prepared on 16 August 2023



2	1	-	81m ²	487m ²

21 Mulyan Street Cowra NSW 2794

Sold Price: \$270,000

Sold Date: 06 June 2023

Distance from Subject: 0.6km

Features: Air-Conditioning, General Residential, 487.0 M2 (Approx), RESIDENTIAL, 2 Toilets



2	1	1	-	740m ²

96 Redfern Street Cowra NSW 2794

Sold Price: \$310,000

Sold Date: 08 February 2023

Distance from Subject: 0.8km

Features: General Residential, RESIDENTIAL



2	1	1	80m ²	631m ²

22 Macassar Street Cowra NSW 2794

Sold Price: \$315,000

Sold Date: 23 January 2023

Distance from Subject: 1.3km

Features: General Residential, RESIDENTIAL, 2 Toilets

CoreLogic IntelliVal Automated Valuation Estimate



6 Logan Street Cowra NSW 2794

Prepared on 16 August 2023

Cowra Insights: A Snapshot



Houses

Median Price
\$393,837

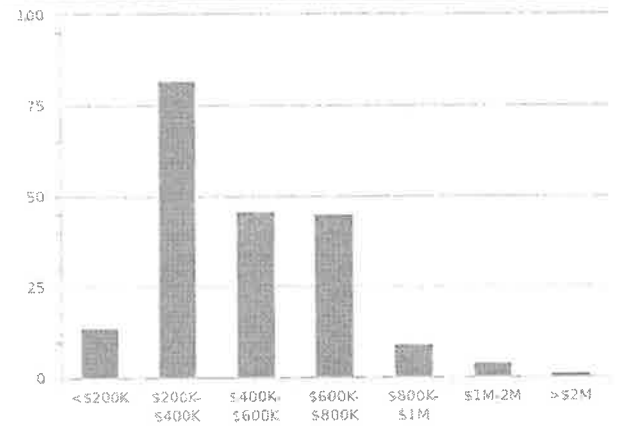
	Past Sales	Capital Growth
2023	-	↑ 7.35%
2022	-	↑ 41.82%
2021	-	↑ 15.94%
2020	-	↓ 0.17%
2019	-	↑ 3.94%

Units

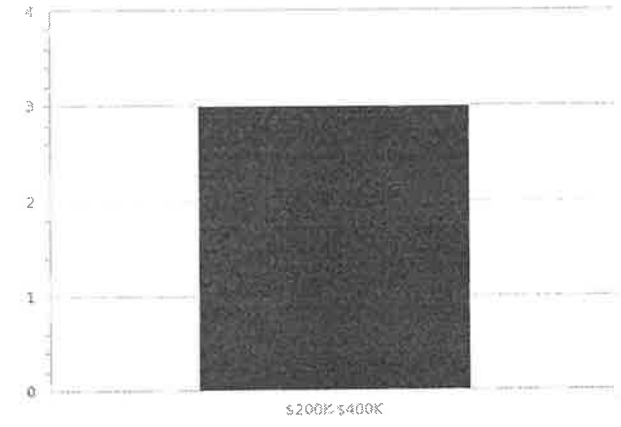
Median Price
\$235,507

	Past Sales	Capital Growth
2023	-	↓ 12.59%
2022	-	↑ 5.25%
2021	-	↑ 25.02%
2020	-	↓ 13.20%
2019	-	↑ 9.54%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

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6 Logan Street Cowra NSW 2794

Prepared on 16 August 2023

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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customer care@corelogic.com.au**

CoreLogic IntelliVal Automated Valuation Estimate

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Contract for the sale and purchase of land 2022 edition

NSW DAN: 10592911 - 001

TERM
vendor's agent
MEANING OF TERM
RAY WHITE EMMS MOONEY
45 Kendal Street, Cowra NSW 2794
Email: caley.mok@raywhite.com
Tel: 02 6342 3422 Ref: Caley Mok

co-agent
vendor
JOANNA SAVAGE COLEMAN
6 Logan Street, Cowra NSW 2794

vendor's solicitor
GOLSBYS SOLICITORS
99 Brisbane Street, Cowra NSW 2794 (DX 4602 Cowra)
Email: cowra@golsbys.com.au
Tel: 02 6342 2199 Fax: 02 6342 3672 Ref: Greg Bowen

date for completion 35th day after the contract date (clause 15)

land (address, plan details and title reference) **6 LOGAN STREET, COWRA NSW 2794**

Lot 2 in DP 548297

FOLIO IDENTIFIER 2/548297

improvements VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace storage space
 none other: garden shed

attached copies documents in the List of Documents as marked or numbered:
other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

inclusions air conditioning clothes line fixed floor coverings range hood
 blinds curtains insect screens solar panels
 built-in wardrobes dishwasher light fittings stove
 ceiling fans EV charger pool equipment TV antenna
 other: gas heater

exclusions

purchaser **THREE FLYING PONIES PTY LTD ACN 663 398 089 ATF PEGASUS SUPERANNUATION FUND** *DKH*
PO Box 61, Woodstock NSW 2793

purchaser's solicitor **CML LAWYERS**
125 Kendal Street, Cowra NSW 2794
Email: karen.hayes@cml.com.au
Tel: 02 6342 1000 Ref: Karen Hayes

price **\$275,000.00**
deposit **\$ 27,500.00** (10% of the price, unless otherwise stated)
balance **\$247,500.00**

contract date **30 JANUARY 2023** (if not stated, the date this contract was made)

Where there is more than one purchaser JOINT TENANTS
 tenants in common in unequal shares, specify: _____

GST AMOUNT (optional) The price includes GST of: \$

buyer's agent

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."

PURCHASER'S SETTLEMENT ADJUSTMENT SHEET

**THREE FLYING PONIES PTY LTD ATF PEGASUS SUPERANNUATION FUND
PURCHASE FROM COLEMAN
PROPERTY: 6 LOGAN STREET, COWRA**

Settlement as at: 24 February 2023
Adjustments as at: 24 February 2023

	Payable by Vendor	Payable by Purchaser
Purchase Price		\$275,000.00
Less Deposit		\$27,500.00
Balance		\$247,500.00
Third instalment 2022/2023 Cowra Shire Council rates \$369.00 – adjusted as paid For period 01/01/2023 to 31/03/2023 - 90 days Purchaser allows 35 of 90 days		\$143.50
Cowra Shire Council water access charge \$49.16 – adjusted as paid For period 01/11/2022 to 28/02/2023 – 120 days Purchaser allows 4 of 120 days		\$1.64
Water Usage Last meter reading: 24/01/2023 Daily average: 0 Price per kL: \$3.62 Nil consumption – no adjustment required	\$0.00	
Stamp duty on Contract		\$8,005.00
PEXA Settlement Fee		\$123.97
NSW Land Registry Service registration fee		\$154.20
CML Lawyers Pty Ltd costs and disbursements as per attached Tax Invoice		\$2,109.03
Total	\$0.00	\$258,037.34
Less Amount Payable by Vendor		\$0.00
AMOUNT DUE ON SETTLEMENT		\$258,037.34



CENTRAL WEST CREDIT UNION

Central West Credit Union Ltd
 ABN: 67 087 649 885
 AFSL: 245415
 Australian Credit Licence: 245415
 BSB: 802 394

Three Flying Ponies Pty Ltd
 PO Box 61
 WOODSTOCK NSW 2793

Statement Number	1 (Page 1 of 2)
Member Number	42002
Statement Issue Date	31 December 2022
Member Share	\$10.00

PIN Security

Keep your PIN secure. If your card has been misused, lost or stolen, or your PIN has become known to someone else, you must report it to us immediately by calling our hotline on 1800 648 027, 24 hours a day, 7 days a week. If you do not report this to us, you may be liable for any losses resulting from unauthorised transactions. Contact us for more information.

SAVINGS

S90 Business - TFN QUOTED

Effective Date	Transaction Date	Transaction Details	Debit	Credit	Balance
1 NOV 22		Opening Balance			\$0.00
	1 NOV	ACCOUNT OPENED - 01 NOV 2022			
	1 NOV	SHARES (client 42002)	\$10.00		\$10.00-
	1 NOV	CASH DEPOSIT		\$10.00	\$0.00
	22 DEC	PACIFIC CUSTODIANS PTY From: AUSTRALIANSUPER Ref: 800000001824560329		\$301,935.26	\$301,935.26
	31 DEC	INTEREST CREDIT		\$99.27	\$302,034.53
31 DEC 22		Closing Balance			\$302,034.53

ACCOUNT SUMMARY

CLOSING BALANCE

S90 Business	THREE FLYING PONIES PTY LTD ATF PEGASUS	\$302,034.53
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CENTRAL WEST CREDIT UNION

Central West Credit Union Ltd
 ABN: 67 087 649 885
 AFSL: 245415
 Australian Credit Licence: 245415
 BSB: 802 394

000237 000



Three Flying Ponies Pty Ltd
 PO Box 61
 WOODSTOCK NSW 2793

Statement Number	2 (Page 1 of 5)
Member Number	42002
Statement Issue Date	30 June 2023
Member Share	\$10.00

Audit Confirmation 30 June 2023:

Our external auditors request that you review this statement carefully and advise them directly if you disagree with any of the information it contains. Their contact details: Intentus Chartered Accountants, Attention: Leanne Smith, PO Box 69 ORANGE NSW 2800 or email: leanne.smith@intentus.com.au

PIN Security

Keep your PIN secure. If your card has been misused, lost or stolen, or your PIN has become known to someone else, you must report it to us immediately by calling our hotline on 1800 648 027, 24 hours a day, 7 days a week. If you do not report this to us, you may be liable for any losses resulting from unauthorised transactions. Contact us for more information.

SAVINGS

S90 Business - TFN QUOTED

Effective Date	Transaction Date	Transaction Details	Debit	Credit	Balance
31 DEC 22		Opening Balance			\$302,034.53
	9 JAN	TFR TO 012595 321995475 REDNT To-Balance Accountants Ref-INV I015990	\$1,540.00		\$300,494.53
	9 JAN	BPAY: Advice Svc - CFP REDNT Ref-211169412 #042635025	\$4,400.00		\$296,094.53
	12 JAN	TFR TO 082057 868139189 REDNT To-Ray White Emms Mooney Ref-6 Logan 0.25% Deposit 6 Logan street	\$687.50		\$295,407.03
16 JAN	17 JAN	ADVICE SVC FEE From: ADVICE SVC FEE Ref: AMPSS3389338021	\$4,400.00		\$291,007.03
17 JAN	18 JAN	TFR TO 012900 252855937 REDNT To-Braham Building Ref-2023-009 Building Inspection 6 Logan Street	\$440.00		\$290,567.03
20 JAN	23 JAN	BPAY: RENTOKIL INITIAL REDNT Ref-21842604 #042753100	\$275.00		\$290,292.03

Effective Date	Transaction Date	Transaction Details	Debit	Credit	Balance
	23 JAN	DIRECT CREDIT From: MR ANDREW WAYNE Ref: Fee refund		\$4,400.00	\$294,692.03
	27 JAN	IMMEDIATE TRF RAY WHITE EMMS MOONEY	\$26,812.50		\$267,879.53
	27 JAN	IMMEDIATE TRANSFER FEE	\$10.00		\$267,869.53
	22 FEB	IMMEDIATE TFR TO CML LAWYERS	\$258,037.34		\$9,832.19
	22 FEB	IMMEDIATE TRANSFER FEE	\$10.00		\$9,822.19
23 FEB	27 FEB	TERRI SCHEER INSURANCE ADELAIDE Ref 022500788936 443481*****9180	\$1,974.69		\$7,847.50
26 FEB	27 FEB	BUNNINGS 754000 COWRA Ref 022700850262 443481*****9180	\$64.40		\$7,783.10
28 FEB	2 MAR	COWRA PAINT PLUS COWRA Ref 030200256113 443481*****9180	\$63.75		\$7,719.35
	2 MAR	eBay O*09-09765-33204 Sydney Ref 030201065090 443481*****9180	\$86.71		\$7,632.64
5 MAR	6 MAR	BUNNINGS 756000 ORANGE Ref 030500217913 443481*****9180	\$163.20		\$7,469.44
6 MAR	8 MAR	BUNNINGS 754000 COWRA Ref 030800165642 443481*****9180	\$79.70		\$7,389.74
7 MAR	9 MAR	BUNNINGS 754000 COWRA Ref 030900164612 443481*****9180	\$29.42		\$7,360.32
8 MAR	10 MAR	BUNNINGS 754000 COWRA Ref 031000386089 443481*****9180	\$121.06		\$7,239.26
	10 MAR	eBay O*02-09801-95424 Sydney Ref 031001240172 443481*****9180	\$75.53		\$7,163.73
9 MAR	13 MAR	COWRA PAINT PLUS COWRA Ref 031100221500 443481*****9180	\$134.50		\$7,029.23
9 MAR	13 MAR	BUNNINGS 754000 COWRA Ref 031100221499 443481*****9180	\$70.34		\$6,958.89
	31 MAR	INTEREST CREDIT		\$549.92	\$7,508.81
	31 MAR	MONTHLY VISA CARD FEE	\$2.00		\$7,506.81
	19 APR	A C N 654 532 322 P COWRA Ref 041901335759 443481*****9180	\$90.00		\$7,416.81
	30 APR	MONTHLY VISA CARD FEE	\$2.00		\$7,414.81
	10 MAY	TFR TO 732820 593423 REDNT To-Nobes Plumbing Ref-IV00000002589	\$88.00		\$7,326.81
	31 MAY	BPAY: COWRA SHIRE RATES MOB Ref-62666 #044176263	\$453.37		\$6,873.44
	31 MAY	BPAY: AGL SALES P/L MOB Ref-70966241719411742711 #044176273	\$217.34		\$6,656.10

Effective Date	Transaction Date	Transaction Details	Debit	Credit	Balance
	31 MAY	MONTHLY VISA CARD FEE	\$2.00		\$6,654.10
	1 JUN	JAMES P KEADY From: James P Keady Tr Ref: RENT PAYMENT		\$779.06	\$7,433.16
	30 JUN	INTEREST CREDIT		\$20.93	\$7,454.09
	30 JUN	MONTHLY VISA CARD FEE	\$2.00		\$7,452.09
30 JUN 23		Closing Balance			\$7,452.09 ✓

ACCOUNT SUMMARY

CLOSING BALANCE

S90 Business	THREE FLYING PONIES PTY LTD ATF PEGASUS	\$7,452.09
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INTEREST SUMMARY

Account	Year to Date Interest	General Withholding Tax
S90	\$670.12	\$0.00

Information in relation to your accounts, including fees and charges, is available from the Credit Union on request. Please call 02 6862-2788 or visit any branch.

The credit union has a dispute resolution mechanism that covers any complaints you may have in relation to your accounts. If you have any complaint please call 02 6862-2788 or speak to our staff at any branch.

Rollover benefits statement

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund name

3 Postal address

Suburb/town/locality	State/territory	Postcode
<input type="text" value="COWRA"/>	<input type="text" value="NSW"/>	<input type="text" value="2794"/>

Country if outside Australia

4 (a) Unique Superannuation Identifier (USI)

(b) Member Client Identifier

Section B: Member details

5 Tax file number (TFN)

6 Full name

Title

Family name

First given name Other given names

7 Residential address

Street address

Suburb/town/locality	State/territory	Postcode
<input type="text" value="WOODSTOCK"/>	<input type="text" value="NSW"/>	<input type="text" value="2793"/>

Country if outside Australia

8 Date of birth

9 Sex Male Female

10 Daytime phone number (include area Code)

11 Email address (if applicable)

Section C: Rollover transaction details

	Day/Month/Year	
12 Service period start date		01/07/1990
13 Tax components:		
Tax-free component	\$	41.09
KiwiSaver tax-free component	\$	0.00
Taxable component:		
Element taxed in the fund	\$	301,894.17
Element untaxed in the fund	\$	0.00
	TOTAL Tax components	\$ 301,935.26
14 Preservation amounts:		
Preserved amount	\$	301,935.26
KiwiSaver preserved amount	\$	0.00
Restricted non-preserved amount	\$	0.00
Unrestricted non-preserved amount	\$	0.00
	TOTAL Preservation amounts	\$ 301,935.26

Section D: Non-complying funds

15 Contributions made to a non-complying fund on or after 10 May 2006 \$ 0.00

Section E: Transferring fund

16 Fund's ABN 65 | 714 | 394 | 898

17 Fund's name AustralianSuper

18 Contact name AustralianSuper Contact Centre

19 Daytime phone number (include area Code) 1300 300 273

20 Email address (if applicable) australiansuper.com/email

Section F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION:

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name
JOE NEKIC

Authorised representative signature
JOE NEKIC

Date Day / Month / Year
21/12/2022



Income & Expenditure Summary

Michelle Stiliaras
 226 Goodacre Drive
 Woodstock NSW 2793

Date 1/07/2022 to 30/06/2023

From Statement: 1 (17/05/2023)
 To Statement: 2 (1/06/2023)

Three Flying Ponies ATF Pegasus Superannuation Fund (ID: 815)

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

Residential Properties

6 Logan Street, Cowra, NSW 2794

Property Income

Residential Rent	\$0.00	\$1,280.00	\$1,280.00
	\$0.00	\$1,280.00	\$1,280.00
			<i>(GST Total: \$0.00)</i>

Property Expenses

Document Preparation	\$30.00	\$0.00	\$30.00
+ GST	\$3.00	\$0.00	\$3.00
Letting Fee	\$320.00	\$0.00	\$320.00
+ GST	\$32.00	\$0.00	\$32.00
Residential Management Fee	\$102.40	\$0.00	\$102.40
+ GST	\$10.24	\$0.00	\$10.24
	\$497.64	\$0.00	\$497.64
			<i>(GST Total: \$45.24)</i>

PROPERTY BALANCE: \$782.36

(GST Balance: -\$45.24)

Ownership Summary

Owner Income

	\$0.00	\$0.00	\$0.00
			<i>(GST Total: \$0.00)</i>

Owner Expenses

Administration Fee	\$3.00	\$0.00	\$3.00
--------------------	--------	--------	--------

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





Income & Expenditure Summary

+ GST	\$0.30	\$0.00	\$0.30
	\$3.30	\$0.00	\$3.30
			(GST Total: \$0.30)

Owner Payments

Three Flying Ponies Pty Ltd ATF Pegasus Super Fund			\$779.06
			\$779.06

CLOSING BALANCE: \$0.00

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



Pegasus SF

Transactions: Property Expenses - Pegasus Superannuation Fund

Date Range: 01/07/2022 to 30/06/2023

Property Expenses

	Date	Narrative	Debit	Credit	Balance	Quantity
Agents Management Fee						
Direct Property						
	6 Logan Street, Cowra, NSW, 2794					
	01/07/2022	Opening Balance	\$	0.00	\$	0.00 Cr
	30/06/2023	Agents Management Fee	\$ 497.64	15	\$	497.64 Dr
	Total 6 Logan Street, Cowra, NSW, 2794					
		\$	497.64	\$	0.00	\$ 497.64 Dr
	Total Direct Property					
		\$	497.64	\$	0.00	\$ 497.64 Dr
	Total Agents Management Fee					
		\$	497.64	\$	0.00	\$ 497.64 Dr
Council Rates						
Direct Property						
	6 Logan Street, Cowra, NSW, 2794					
	01/07/2022	Opening Balance	\$	0.00	\$	0.00 Cr
	22/02/2023	Council Rates	\$ 143.50		\$	143.50 Dr
	31/05/2023	rates	\$ 453.37	19	\$	596.87 Dr
	Total 6 Logan Street, Cowra, NSW, 2794					
		\$	596.87	\$	0.00	\$ 596.87 Dr
	Total Direct Property					
		\$	596.87	\$	0.00	\$ 596.87 Dr
	Total Council Rates					
		\$	596.87	\$	0.00	\$ 596.87 Dr
Insurance Premium						
Direct Property						
	6 Logan Street, Cowra, NSW, 2794					
	01/07/2022	Opening Balance	\$	0.00	\$	0.00 Cr
	23/02/2023	landlord Ins	\$ 1,974.69	20-21	\$	1,974.69 Dr
	Total 6 Logan Street, Cowra, NSW, 2794					
		\$	1,974.69	\$	0.00	\$ 1,974.69 Dr
	Total Direct Property					
		\$	1,974.69	\$	0.00	\$ 1,974.69 Dr
	Total Insurance Premium					
		\$	1,974.69	\$	0.00	\$ 1,974.69 Dr
Repairs Maintenance						
Direct Property						
	6 Logan Street, Cowra, NSW, 2794					
	01/07/2022	Opening Balance	\$	0.00	\$	0.00 Cr
	05/03/2023	bunnings	\$ 1,066.61		\$	1,066.61 Dr
	Total 6 Logan Street, Cowra, NSW, 2794					
		\$	1,066.61	\$	0.00	\$ 1,066.61 Dr
	Total Direct Property					
		\$	1,066.61	\$	0.00	\$ 1,066.61 Dr
	Total Repairs Maintenance					
		\$	1,066.61	\$	0.00	\$ 1,066.61 Dr
Stationery Phone and Postage						
Direct Property						
	6 Logan Street, Cowra, NSW, 2794					
	01/07/2022	Opening Balance	\$	0.00	\$	0.00 Cr
	30/06/2023	Stationery Phone and Postage	\$ 3.30	16	\$	3.30 Dr
	Total 6 Logan Street, Cowra, NSW, 2794					
		\$	3.30	\$	0.00	\$ 3.30 Dr
	Total Direct Property					
		\$	3.30	\$	0.00	\$ 3.30 Dr
	Total Stationery Phone and Postage					
		\$	3.30	\$	0.00	\$ 3.30 Dr
Sundry Expenses						
Direct Property						
	6 Logan Street, Cowra, NSW, 2794					
	01/07/2022	Opening Balance	\$	0.00	\$	0.00 Cr
	31/05/2023	AGL	\$ 217.34		\$	217.34 Dr
	Total 6 Logan Street, Cowra, NSW, 2794					
		\$	217.34	\$	0.00	\$ 217.34 Dr
	Total Direct Property					
		\$	217.34	\$	0.00	\$ 217.34 Dr
	Total Sundry Expenses					
		\$	217.34	\$	0.00	\$ 217.34 Dr
Water Rates						
Direct Property						
	6 Logan Street, Cowra, NSW, 2794					
	01/07/2022	Opening Balance	\$	0.00	\$	0.00 Cr
	22/02/2023	Water Rates	\$ 1.64		\$	1.64 Dr
	Total 6 Logan Street, Cowra, NSW, 2794					
		\$	1.64	\$	0.00	\$ 1.64 Dr
	Total Direct Property					
		\$	1.64	\$	0.00	\$ 1.64 Dr
	Total Water Rates					
		\$	1.64	\$	0.00	\$ 1.64 Dr

settlement

Multiple invoices sighted

sighted

settlement

Total Property Expenses

\$ 4,358.09 \$ 0.00 \$ 4,358.09 Dr



ABN 26 739 454 579

Ph: 02 6340 2028
Fax: 02 6340 2011

Cowra Council
116 Kendal Street
Private Bag 342
Cowra NSW 2794



020_2449
Three Flying Ponies Pty Ltd
PO Box 61
WOODSTOCK NSW 2793

M002449002

Payment may be made at the Council Chambers
116 Kendal Street Cowra.

Receiving Hours: Monday to Friday 8.30am to 4.30pm

Payment may also be made at the Council Agencies
located at 26 Parkes Street Woodstock and 9 King Street
Gooloogong.

1993 Acts and Regulations. Notice is hereby given that the undermentioned land has been rated by Cowra Shire Council as shown hereunder.

Assessment Number: 62666 **Property Location:** 6 Logan Street COWRA NSW 2794
Rating Year: 1/7/2022 - 30/6/2023 **LOT 2 DP 548297**
Issue Date: 21/04/2023
Due Date: 31/05/2023

RATES INSTALMENT DUE 31/05/2023

Arrears	\$0.00
Instalment amount due	\$453.37
TOTAL DUE FOR THIS NOTICE	\$453.37

*Paid 31/5/23
Receipt 244176063*

Interest will be calculated in accordance with the Local Government Act on overdue accounts.
Rate payers who have Direct Debit facility or who have made alternative payment arrangements may disregard this notice



**PAYMENT ADVICE
RATE INSTALMENT NOTICE**

Please detach and forward with payment

Mastercard and Visa payments can be made over the telephone via BPoint 1300 276 468.

BPAY	Bill Code: 96776
	Ref: 62666
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	

Name: Three Flying Ponies Pty Ltd
Assessment Number: 62666
Total Amount: \$453.37
Instalment Amount: \$453.37
Due Date: 31/05/2023

If Address shown is incorrect please complete the following:

Name: _____
Address: _____

Amount Due	\$453.37
-------------------	-----------------

If receipt is required, please sign here _____

Policy Schedule

Landlord Residential Building Insurance

PAID

23 February 2023

Three Flying Ponies ATF Pegasus Superannuation
Fund
PO Box 61
WOODSTOCK NSW 2793

POLICY NUMBER: TS3700603RBI
AMOUNT DUE: \$ 0.00
DUE DATE: 26/03/2023

Insured: Three Flying Ponies ATF Pegasus Superannuation Fund
Insured Address: 6 Logan Street, COWRA NSW 2794
Premium Type

New Business

Sum Insured

Building	\$500,000
Liability to Other	\$20,000,000
Weekly rent	\$300

Period of Insurance

24/02/2023 until 12:01am 24/02/2024

Managing Agent

James P Keady & Co

Excess per claim

Loss of rent, Liability to others, or any Add. benefits in Sect 1	\$0
Tenant damage	\$1,000
Earthquake or Tsunami	\$1,000
Building damage	\$1,000

Property Details

It is a permanent rental.
It is a House.
Construction type is fibro/asbestos.
The land size is less than 2 acres.
It was built in approximately 1965.
There is no common ground.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Annual Premium
\$1,561.45

Includes GST of \$130.23 and Stamp Duty of \$128.93 and
ESL of \$149.82

Please turn over and read Your duty to us: no misrepresentation. 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

Includes: Combined Policy Discount and Online Discount
Special Conditions/Additional Information
Please turn over for important policy information and payment details

TS00033 01/03/14 A

Policy Schedule

Landlord Preferred Policy

PAID

23 February 2023

Three Flying Ponies ATF Pegasus Superannuation
Fund
PO Box 61
WOODSTOCK NSW 2793

POLICY NUMBER: TS2523143LPP
AMOUNT DUE: \$ 0.00
DUE DATE: 26/03/2023

Insured: Three Flying Ponies ATF Pegasus Superannuation Fund

Insured Address: 6 Logan Street, COWRA NSW 2794

Premium Type

New Business

Period of Insurance

24/02/2023 until 12:01am 24/02/2024

Managing Agent

James P Keady & Co

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

\$413.24

Includes GST of \$34.46 and Stamp Duty of \$34.12 and ESL of \$36.93

Please turn over and read Your duty to us: no misrepresentation. 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

Includes: Online Discount

Please turn over for important policy information and payment details

TS00033 01/03/14 A