

Annual tax statement

for the period 1 July 2021 to 30 June 2022

Account details

Product	BT Panorama Investments
Account ID	120487640
Account name	Carla Hupfeld & Joshua Hupfeld ATF The Trustee For Hupfeld Super Fund
Entity type	SMSF
Adviser	Samuel Young

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For more information

1300 881 716

support@panorama.com.au

Please read the Panorama tax guide where the information contained in this statement is further explained

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Summary of assessable income

Item	Amount \$
Gross interest	0.31
Unfranked dividends from shares	0.00
Franked dividends from shares	0.00
Franking credits from shares	0.00
Franked distributions from trusts	0.00
Distributions from trusts	0.00
Net capital gain	0.00
Foreign income	0.00
Foreign trust and CFC income	0.00
Australian franking credits from a New Zealand franking company	0.00
Other income	0.00
Total assessable income	\$0.31

Deductions and credits summary

Deductions

Item	Amount \$
Listed investment company capital gain deduction	0.00
Expenses	537.36
Loss on sale of traditional security	0.00
Total deductions/expenses	\$537.36

Total taxable income from investment assets **\$0.00**

Tax credits

Item	Amount \$
TFN amounts withheld from interest	0.00
TFN amounts withheld from unfranked dividends	0.00
TFN amounts withheld from trust distributions	0.00
Credit for tax paid by trustee	0.00
Franking credits from shares (after 45 day rule)	0.00
Franking credits from trust distributions (after 45 day rule)	0.00
Australian franking credits from a New Zealand franking company	0.00
Foreign income tax offset (including CG offset)	0.00
Non-resident withholding tax on non-MIT distributions	0.00
Share of ESVCLP Tax Offset	0.00
Share of Early Stage Investor Tax Offset	0.00
Exploration Credits	0.00

Total tax credits **\$0.00**

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Deductions and credits summary

Additional information for non-residents

Item	Amount \$	Tax Withheld
Interest income	0.00	0.00
Unfranked dividends	0.00	0.00
Clean building MIT fund payments	0.00	0.00
NCMI MIT fund payments	0.00	0.00
eNCMI MIT fund payments	0.00	0.00
Other MIT fund payments	0.00	0.00

*Please consult with your tax adviser to confirm the deductibility of expenses, and to determine the tax label that should be applied to each expense.

Interest schedule

Cash

Date	Investment	Amount \$
Transaction Account		
31 Jul 2021	Cash Management Account	0.02
31 Aug 2021	Cash Management Account	0.02
30 Sep 2021	Cash Management Account	0.02
31 Oct 2021	Cash Management Account	0.01
30 Nov 2021	Cash Management Account	0.02
31 Dec 2021	Cash Management Account	0.02
31 Jan 2022	Cash Management Account	0.02
28 Feb 2022	Cash Management Account	0.02
31 Mar 2022	Cash Management Account	0.02
30 Apr 2022	Cash Management Account	0.02
31 May 2022	Cash Management Account	0.02
30 Jun 2022	Cash Management Account	0.10
Subtotal		\$0.31
Total cash		\$0.31

Total interest

\$0.31

Interest is reflected on a cash basis and does not include interest accrued that will be received after period end.

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Miscellaneous expenses schedule

Payment date	Description	Deductible \$	Not deductible \$
5 Jul 2021	Administration fee	44.38	0.00
4 Aug 2021	Administration fee	45.86	0.00
3 Sep 2021	Administration fee	25.15	0.00
5 Oct 2021	Administration fee	44.38	0.00
11 Oct 2021	Expense Recovery - Legislative	18.11	0.00
3 Nov 2021	Administration fee	45.86	0.00
3 Dec 2021	Administration fee	44.38	0.00
6 Jan 2022	Administration fee	45.86	0.00
3 Feb 2022	Administration fee	45.86	0.00
4 Mar 2022	Administration fee	41.42	0.00
5 Apr 2022	Administration fee	45.86	0.00
4 May 2022	Administration fee	44.38	0.00
3 Jun 2022	Administration fee	45.86	0.00
Total		\$537.36	\$0.00

Adviser Establishment Fee, Advice Fee, and One-off advice fee are collectively referred to as 'Fees payable for advice and services provided to you' in the Panorama Investor Guide. All expenses include any amount of GST paid less any reduced input tax credits that may have been received.

Insurance premiums have been disclosed as 'not deductible'. However, this depends on your individual circumstances, and you should consult your tax adviser in conjunction with the information in the Product Disclosure Document relevant to your insurance.

Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 1300 881 716 from 8.00am to 6.30pm, Monday to Friday (Sydney time) or write to us at GPO Box 2675, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

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Email: info@afca.org.au

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

Disclaimer

This document may not be copied, reproduced or otherwise distributed or circulated without the express permission of BT Portfolio Services Ltd ABN 73 095 055 208 AFSL 233715 (BTPS). This statement is designed to assist you in preparing your 1 Jul 2021 - 30 Jun 2022 Australian Tax Return. It is provided for the use of investors in Panorama and is based on current Australian taxation laws and their interpretation.

Due to the nature of taxation law, a number of assumptions have been made in the preparation of this statement and these are disclosed in the Panorama tax guide. The application of tax laws depends upon an investor's specific circumstances and our assumptions may not be relevant to you. You should therefore seek professional advice on the taxation implications of your investments and should not rely on the information contained in this statement which should be used as a guide only. In addition, if a parcel reset has occurred the information in this statement may not be accurate and you should not rely on it without professional taxation advice.

The information contained in this statement is given in good faith and has been derived from sources believed to be accurate at the statement request date. However, it is general information only and should not be considered a comprehensive statement on any matter nor relied upon as such. BTPS operates Panorama Investments and BT Invest. Westpac Financial Services Ltd ABN 20 000 241 127 AFSL 233716 (WFSL) is the responsible entity and issuer of interests in BT Managed Portfolios. Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714 (Westpac) is the issuer of the Cash Management Account (BT CMA). Together, these products are referred to as the Panorama products.



The Cash Management Account is issued by
Westpac Banking Corporation ABN 33 007 457 141
AFSL and Australian credit licence 233714
BT Portfolio Services Limited holds the CMA on trust for you

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Carla Hupfeld & Joshua Hupfeld ATF The
Trustee For Hupfeld Super Fund - SMSF
BT Panorama Investments
BSB: 262-786
Account No.: 120487640
Statement period: 1 Jul 2021 - 31 Dec 2021

The Trustee For Hupfeld Super Fund
Mrs Carla Hupfeld
11 Welby Street
BROADBEACH WATERS QLD 4218

BT Cash Management Account bank statement

Account summary

Opening balance	+\$2,683.99
Total credits	+\$0.11
Total debits	-\$268.12
Closing balance	+\$2,415.98

Interest rate summary

Effective date	Interest rate
10 Jun 2020	0.01% p.a.

Transactions

Date	Description	Credit	Debit	Balance
1 Jul 2021	Opening balance			\$2,683.99
5 Jul 2021	Administration fee for the period 01/06/2021 to 30/06/2021		\$44.38	\$2,639.61
31 Jul 2021	Interest payment for Cash Management Account	\$0.02		\$2,639.63
4 Aug 2021	Administration fee for the period 01/07/2021 to 31/07/2021		\$45.86	\$2,593.77

Please check that entries listed on this statement are correct. Westpac Banking Corporation (Westpac) is the issuer of the Cash Management Account. Westpac ABN 33 007 457 141 AFSL and Australian credit licence 233714.



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1-9
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BT Panorama Investments
BSB: 262-786
Account No.: 120487640
Statement period: 1 Jul 2021 - 31 Dec 2021

Date	Description	Credit	Debit	Balance
31 Aug 2021	Interest payment for Cash Management Account	\$0.02		\$2,593.79
3 Sep 2021	Administration fee for the period 15/08/2021 to 31/08/2021		\$25.15	\$2,568.64
30 Sep 2021	Interest payment for Cash Management Account	\$0.02		\$2,568.66
5 Oct 2021	Administration fee for the period 01/09/2021 to 30/09/2021		\$44.38	\$2,524.28
11 Oct 2021	Expense recovery - Legislative		\$18.11	\$2,506.17
31 Oct 2021	Interest payment for Cash Management Account	\$0.01		\$2,506.18
3 Nov 2021	Administration fee for the period 01/10/2021 to 31/10/2021		\$45.86	\$2,460.32
30 Nov 2021	Interest payment for Cash Management Account	\$0.02		\$2,460.34
3 Dec 2021	Administration fee for the period 01/11/2021 to 30/11/2021		\$44.38	\$2,415.96
31 Dec 2021	Interest payment for Cash Management Account	\$0.02		\$2,415.98

Closing balance as at 31 Dec 2021

\$2,415.98

Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714 is the issuer of the Cash Management Account.

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Panorama Support on 1300 881 716 from Australia or +61 8 8377 9021 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

Due to the late timing of deposits or as a result of your account undergoing administrative amendments, the closing balance provided on the statement for this period may differ to the opening balance, which will be provided in the statement for the next period. To access the prevailing value of your account at any time, please log onto Panorama.com.au.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 881 716.

Please check all entries on this statement and promptly inform us of any possible error or unauthorised transactions.

Complaints

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The Cash Management Account is issued by
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BSB: 262-786
Account No.: 120487640
Statement period: 1 Jan 2022 - 30 Jun 2022

The Trustee For Hupfeld Super Fund
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11 Welby Street
BROADBEACH WATERS QLD 4218

BT Cash Management Account bank statement

Account summary

Opening balance	+\$2,415.98
Total credits	+\$0.20
Total debits	-\$269.24
Closing balance	+\$2,146.94

Interest rate summary

Effective date	Interest rate
10 Jun 2020	0.01% p.a.
15 Jun 2022	0.10% p.a.

Transactions

Date	Description	Credit	Debit	Balance
1 Jan 2022	Opening balance			\$2,415.98
6 Jan 2022	Administration fee for the period 01/12/2021 to 31/12/2021		\$45.86	\$2,370.12
31 Jan 2022	Interest payment for Cash Management Account	\$0.02		\$2,370.14
3 Feb 2022	Administration fee for the period 01/01/2022 to 31/01/2022		\$45.86	\$2,324.28

Please check that entries listed on this statement are correct. Westpac Banking Corporation (Westpac) is the issuer of the Cash Management Account.
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Carla Hupfeld & Joshua Hupfeld ATF The
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BT Panorama Investments
BSB: 262-786
Account No.: 120487640
Statement period: 1 Jan 2022 - 30 Jun 2022

Date	Description	Credit	Debit	Balance
28 Feb 2022	Interest payment for Cash Management Account	\$0.02		\$2,324.30
4 Mar 2022	Administration fee for the period 01/02/2022 to 28/02/2022		\$41.42	\$2,282.88
31 Mar 2022	Interest payment for Cash Management Account	\$0.02		\$2,282.90
5 Apr 2022	Administration fee for the period 01/03/2022 to 31/03/2022		\$45.86	\$2,237.04
30 Apr 2022	Interest payment for Cash Management Account	\$0.02		\$2,237.06
4 May 2022	Administration fee for the period 01/04/2022 to 30/04/2022		\$44.38	\$2,192.68
31 May 2022	Interest payment for Cash Management Account	\$0.02		\$2,192.70
3 Jun 2022	Administration fee for the period 01/05/2022 to 31/05/2022		\$45.86	\$2,146.84
30 Jun 2022	Interest payment for Cash Management Account	\$0.10		\$2,146.94
Closing balance as at 30 Jun 2022				\$2,146.94

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Statement period: 1 Jan 2022 - 30 Jun 2022

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For more information



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Portfolio valuation

As at 30 Jun 2022

Cash		\$2,146.94	100.00%
Investment	Rate p.a.	Balance	Total portfolio
BT Cash Management Account	0.10%	\$2,146.94	100.00%
Outstanding cash		\$0.00	0.00%
Income accrued		\$0.00	0.00%
Total cash balance		\$2,146.94	100.00%
Total portfolio value		\$2,146.94	100%

Due to rounding, percentages may not add up to 100%. The information contained in this report is given in good faith and has been derived from sources believed to be accurate at the report request date. However, it is an overview only and should not be considered a comprehensive statement on any matter nor relied upon as such. No company in the Westpac Group nor any of their related entities, employees, or directors gives any warranty of reliability or accuracy or accepts any responsibility arising in any other way including by reason of negligence for errors or omissions. In particular, no guarantee or warranty is given in relation to the quality or accuracy of any information provided by third parties (including data from accounting software providers, your accountant and your financial adviser) and no responsibility or liability is accepted for any loss or damage you may suffer arising directly or indirectly as a result of your reliance on, or use of, that information. This disclaimer is subject to any requirement of the law.

For migrated accounts, when selecting pre-migration dates, this report uses a simplified change in value calculation based on market prices and FIFO parcel allocation method. Estimated gain/loss excludes CPI indexation or CGT discounting. Some transaction fees on unlisted managed funds have not been capitalised and any non-assessable amounts from distributions are excluded. Cost details for investments held before account commencement are based on information supplied to us by you, your adviser or your previous accounts. This report does not provide the gain/loss on disposal for tax purposes and should not be relied on in making decisions about your tax position.

External asset information is based on information you have manually entered or is sourced from accounting software you have connected to this Panorama account and may not be current or complete at the nominated valuation date. Information sourced from accounting software excludes assets held in all Panorama accounts.

For assets held on Panorama, the latest available exit price for unlisted managed funds and the latest intraday last sale price (up to 20 minutes delayed) for listed securities are used as the market value, for the report request date. For external assets manually entered, where these assets are also available for investment on Panorama the same pricing methodology will be used as per assets held on Panorama. Where manually entered external assets are not available on Panorama the user must maintain the price and value. For external assets displayed utilising accounting software connection the asset price and value is sourced from the accounting software.



Account details

The Trustee For Hupfeld Super Fund
SMSF
BT Panorama Investments
120487640



Primary contact

Carla Louise Hupfeld
+61 402 578 886
11 Welby Street Broadbeach Waters
Queensland 4218



Adviser

Samuel Young
0425 761 255
Infocus Securities Australia Pty Ltd

Cash statement

01 Jul 2021 to 30 Jun 2022

Date	Description	Credit	Debit	Balance
30 Jun 2022	Interest payment for Cash Management Account	\$0.10		\$2,146.94
03 Jun 2022	Administration fee for the period 01/05/2022 to 31/05/2022		\$45.86	\$2,146.84
31 May 2022	Interest payment for Cash Management Account	\$0.02		\$2,192.70
04 May 2022	Administration fee for the period 01/04/2022 to 30/04/2022		\$44.38	\$2,192.68
30 Apr 2022	Interest payment for Cash Management Account	\$0.02		\$2,237.06
05 Apr 2022	Administration fee for the period 01/03/2022 to 31/03/2022		\$45.86	\$2,237.04
31 Mar 2022	Interest payment for Cash Management Account	\$0.02		\$2,282.90
04 Mar 2022	Administration fee for the period 01/02/2022 to 28/02/2022		\$41.42	\$2,282.88
28 Feb 2022	Interest payment for Cash Management Account	\$0.02		\$2,324.30
03 Feb 2022	Administration fee for the period 01/01/2022 to 31/01/2022		\$45.86	\$2,324.28
31 Jan 2022	Interest payment for Cash Management Account	\$0.02		\$2,370.14
06 Jan 2022	Administration fee for the period 01/12/2021 to 31/12/2021		\$45.86	\$2,370.12
31 Dec 2021	Interest payment for Cash Management Account	\$0.02		\$2,415.98
03 Dec 2021	Administration fee for the period 01/11/2021 to 30/11/2021		\$44.38	\$2,415.96
30 Nov 2021	Interest payment for Cash Management Account	\$0.02		\$2,460.34
03 Nov 2021	Administration fee for the period 01/10/2021 to 31/10/2021		\$45.86	\$2,460.32
31 Oct 2021	Interest payment for Cash Management Account	\$0.01		\$2,506.18
11 Oct 2021	Expense recovery - Legislative		\$18.11	\$2,506.17
05 Oct 2021	Administration fee for the period 01/09/2021 to 30/09/2021		\$44.38	\$2,524.28
30 Sep 2021	Interest payment for Cash Management Account	\$0.02		\$2,568.66
03 Sep 2021	Administration fee for the period 15/08/2021 to 31/08/2021		\$25.15	\$2,568.64
31 Aug 2021	Interest payment for Cash Management Account	\$0.02		\$2,593.79
04 Aug 2021	Administration fee for the period 01/07/2021 to 31/07/2021		\$45.86	\$2,593.77
31 Jul 2021	Interest payment for Cash Management Account	\$0.02		\$2,639.63
05 Jul 2021	Administration fee for the period 01/06/2021 to 30/06/2021		\$44.38	\$2,639.61

If you have any questions or require further information please contact your adviser.

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The Trustee For Hupfeld Super Fund - SMSF
 BT Panorama Investments
 Account ID 120487640

Unrealised capital gains


30 Jun 2022

Total investment types	\$0.00	\$0.00	\$0.00
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 Queensland 4218



Adviser
 Samuel Young
 0425 761 255
 Infocus Securities Australia Pty Ltd

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The Trustee For Hupfeld Super Fund - SMSF
 BT Panorama Investments
 Account ID 120487640

Realised capital gains


From 01 Jul 2021 to 30 Jun 2022

Total investment types	\$0.00	\$0.00	\$0.00
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 0425 761 255
 Infocus Securities Australia Pty Ltd

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Portfolio movements

01 Jul 2021 to 30 Jun 2022

Opening portfolio value 01 Jul 2021	\$2,683.99
Inflows	\$0.00
Deposits to cash	\$0.00
Asset transfers / transfers to portfolios	\$0.00
Outflows	\$0.00
Payments from cash	\$0.00
Asset transfers / transfers from portfolios	\$0.00
Income on investments	\$0.31
Cash income	\$0.31
Other income	\$0.00
Expenses	-\$537.36
Administration fees	-\$519.25
Legislative	-\$18.11
Market movement	\$0.00
Closing portfolio value 30 Jun 2022	\$2,146.94

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This report does not provide the gain or loss on disposal for tax purposes and should not be relied upon in making decisions about your tax position.



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Annual statement

for the period 1 July 2021 to 30 June 2022

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Product	BT Panorama Investments
Account ID	120487640
Account name	Carla Hupfeld & Joshua Hupfeld ATF The Trustee For Hupfeld Super Fund
Adviser	Samuel Young

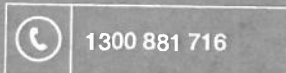
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\$2,146.94

Portfolio value as at 30 Jun 2022

For more information



Please read the Annual Statement Guide where the information contained in this statement is further explained

Annual statement created 1 Aug 2022

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Your statement at a glance

Total portfolio opening balance 1 Jul 2021	\$2,683.99
Inflows	\$0.00
Deposits to Transaction account	\$0.00
Asset transfers in	\$0.00
Outflows	\$0.00
Payments from Transaction account	\$0.00
Asset transfers out	\$0.00
Expenses	-\$537.36
Fees	-\$537.36
Taxes	\$0.00
Income on investments	\$0.31
Market movement	\$0.00
Total portfolio closing balance 30 Jun 2022	\$2,146.94

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Portfolio valuation

Transaction account

	Balance \$	Total portfolio %
Transaction account	\$2,146.94	100.00%
Total transaction account balance	\$2,146.94	100.00%
Total portfolio value as at 30 Jun 2022	\$2,146.94	100%

"Total outstanding trades" (if applicable) are outstanding cash or/ and asset transactions due to settle post 30 June.

"Total income accrued" (if applicable) includes cash and reinvested income due to settle post 30 June.

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Earnings and expenses

Income

	Amount \$
Transaction account income	\$0.31
Term deposit interest	\$0.00
Managed portfolio income	\$0.00
Tailored portfolio income	\$0.00
Listed security income	\$0.00
Managed fund income	\$0.00
Accrued interest	\$0.00
Other income	\$0.00
Total income	\$0.31

Market movement

	Amount \$
Realised/unrealised market movement	\$0.00
Total market movement	\$0.00

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Earnings and expenses

Expenses	
Fee type	Amount \$
Administration fees	-\$519.25
Investment management fees	\$0.00
Expense Recovery - Legislative	-\$18.11
Portfolio management fees	\$0.00
Advice fees	\$0.00
Adviser Establishment Fee	\$0.00
Advice fee	\$0.00
One-off advice fee	\$0.00
Licensee advice fee	\$0.00
SMSF fees	\$0.00
SMSF Administration fee	\$0.00
SMSF Actuarial fee	\$0.00
SMSF Audit fee	\$0.00
SMSF Establishment fee	\$0.00
Taxes	\$0.00
Non-resident withholding tax	\$0.00
TFN withholding tax	\$0.00
Total expenses	-\$537.36
Net earnings	-\$537.05

"Accrued interest" includes interest due to settle post 30 June. Any term deposit interest reported as accrued interest on your statement last year has also been included in your opening balance this year, and as such, total term deposit interest income reported this year might be different from the cash interest received as the total interest has taken into account any accrued interest reported in last year's statement.

Changes in market value exclude any gains or losses arising from assets held outside the service. This statement does not provide the gain or loss on disposal for tax purposes and should not be relied upon in making decisions about your tax position. You should seek professional advice regarding your tax position.

"Total expenses" shown above may not include all the fees and costs in relation to your investments (for example it does not include any information on the fees and costs relating to any underlying managed investment (other than BT Managed Portfolios) that you access through Panorama Investments).

Fees and costs summary

Description	Amount
Fees deducted directly from your account	\$537.36
<p>This amount has been deducted directly from your account (reflected in the transactions listed on this statement). It includes the insurance premiums you paid.</p>	
Fees and costs deducted from your investment	\$0.00
<p>This approximate amount has been deducted from your investment. It covers amounts that have reduced the return on your investment and are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs. This amount is the Transaction Account fee only. This amount does not include the Other Fees and Costs below related to your selected investment options.</p>	
Total fees and costs you paid	\$537.36
<p>This approximate amount includes all the fees and costs that affected your investment during the period.</p>	
Other fees and costs (investment options)	\$0.00
<p>This approximate amount has been deducted from the investment options you have chosen and has reduced the return on these investments but is not charged to you directly as a fee.</p> <p>These fees and costs include management fees and costs, performance fees, transaction costs and buy/sell spreads associated with your selected investment options.</p>	
Total fees and costs you paid - with investment options fees and costs	\$537.36
<p>This approximate amount includes the total fees and costs you paid and the other fees and costs associated with your selected investment options during the reporting period.</p>	

Additional explanation of fees and costs

The fees and costs information shown above may not include all the fees and costs in relation to your underlying investments. For more information regarding the fees and costs of the underlying investment options available through the Product, refer to the product disclosure statement or other disclosure document for the relevant investment option, which may be obtained free of charge online by logging in to your account, on request from your adviser (if you have one) or by contacting us.

Transaction account history - Cash

Settlement date	Trade date	Transaction type	Description	Quantity	Debit \$	Credit \$	Balance \$
Opening balance as at 1 Jul 2021							
5 Jul 2021	5 Jul 2021	Expense	Administration fee for the period 01/06/2021 to 30/06/2021		\$44.38		\$2,683.99
31 Jul 2021	31 Jul 2021	Income	Interest payment for Cash Management Account				\$2,639.61
4 Aug 2021	4 Aug 2021	Expense	Administration fee for the period 01/07/2021 to 31/07/2021		\$45.86	\$0.02	\$2,639.63
31 Aug 2021	31 Aug 2021	Income	Interest payment for Cash Management Account				\$2,593.77
3 Sep 2021	3 Sep 2021	Expense	Administration fee for the period 15/08/2021 to 31/08/2021		\$25.15	\$0.02	\$2,593.79
30 Sep 2021	30 Sep 2021	Income	Interest payment for Cash Management Account				\$2,568.64
5 Oct 2021	5 Oct 2021	Expense	Administration fee for the period 01/09/2021 to 30/09/2021		\$44.38	\$0.02	\$2,568.66
11 Oct 2021	11 Oct 2021	Expense	Expense recovery - Legislative		\$18.11		\$2,506.17
31 Oct 2021	31 Oct 2021	Income	Interest payment for Cash Management Account				\$2,506.18
3 Nov 2021	3 Nov 2021	Expense	Administration fee for the period 01/10/2021 to 31/10/2021		\$45.86	\$0.01	\$2,460.32
30 Nov 2021	30 Nov 2021	Income	Interest payment for Cash Management Account				\$2,460.34
3 Dec 2021	3 Dec 2021	Expense	Administration fee for the period 01/11/2021 to 30/11/2021		\$44.38	\$0.02	\$2,415.96
31 Dec 2021	31 Dec 2021	Income	Interest payment for Cash Management Account				\$2,415.98
6 Jan 2022	6 Jan 2022	Expense	Administration fee for the period 01/12/2021 to 31/12/2021		\$45.86	\$0.02	\$2,370.12
31 Jan 2022	31 Jan 2022	Income	Interest payment for Cash Management Account			\$0.02	\$2,370.14

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Transaction account history - Cash

Settlement date	Trade date	Transaction type	Description	Quantity	Debit \$	Credit \$	Balance \$
3 Feb 2022	3 Feb 2022	Expense	Administration fee for the period 01/01/2022 to 31/01/2022		\$45.86		\$2,324.28
28 Feb 2022	28 Feb 2022	Income	Interest payment for Cash Management Account			\$0.02	\$2,324.30
4 Mar 2022	4 Mar 2022	Expense	Administration fee for the period 01/02/2022 to 28/02/2022		\$41.42		\$2,282.88
31 Mar 2022	31 Mar 2022	Income	Interest payment for Cash Management Account			\$0.02	\$2,282.90
5 Apr 2022	5 Apr 2022	Expense	Administration fee for the period 01/03/2022 to 31/03/2022		\$45.86		\$2,237.04
30 Apr 2022	30 Apr 2022	Income	Interest payment for Cash Management Account			\$0.02	\$2,237.06
4 May 2022	4 May 2022	Expense	Administration fee for the period 01/04/2022 to 30/04/2022		\$44.38		\$2,192.68
31 May 2022	31 May 2022	Income	Interest payment for Cash Management Account			\$0.02	\$2,192.70
3 Jun 2022	3 Jun 2022	Expense	Administration fee for the period 01/05/2022 to 31/05/2022		\$45.86		\$2,146.84
30 Jun 2022	30 Jun 2022	Income	Interest payment for Cash Management Account			\$0.10	\$2,146.94
Subtotal					\$537.36	\$0.31	

Closing balance as at 30 Jun 2022

\$2,146.94

Transactions are reflected in this statement as at the date the transaction occurred. Dividends or distributions may not be reflected in this statement until they are credited to your account. This statement may not include other recent transactions that have not been processed.

Withholding tax transactions, that apply to dividends or distributions that are not settled at the time of statement generation, are not included in this statement and can be viewed online when the year-end tax transaction is finalised.

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Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 1300 881 716 from 8.00am to 6.30pm, Monday to Friday (Sydney time) or write to us at GPO Box 2675, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: www.afca.org.au

Email: info@afca.org.au

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

Disclaimer

The information contained in this statement is given in good faith and has been derived from sources believed to be accurate at the statement request date. However, it is general information only and should not be considered a comprehensive statement on any matter nor relied upon as such. BT Portfolio Services Ltd ABN 73 095 055 208 AFSL 233715 (BTFS) operates Panorama Investments and BT Invest. Westpac Financial Services Ltd ABN 20 000 241 127 AFSL 233716 (WFSL) is the responsible entity and issuer of interests in BT Managed Portfolios. Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714 (Westpac) is the issuer of the Cash Management Account (BT CMA). Together, these products are referred to as the Panorama products.

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
Hupfeld, Carla Louise	24/08/1987	33	1,016,386.21	27,500.00	167,720.00	0.00	0.00	195,220.00
Hupfeld, Joshua John	05/09/1988	32	946,499.38	27,500.00	167,720.00	0.00	0.00	195,220.00
All Members				55,000.00	335,440.00	0.00	0.00	390,440.00

*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
Hupfeld, Carla Louise	Concessional	27,500.00	27,500.00	At Limit
	Non-Concessional (Bring Forward Cap triggered)	167,720.00	330,000.00	162,280.00 Below Cap
Hupfeld, Joshua John	Concessional	27,500.00	27,500.00	At Limit
	Non-Concessional (Bring Forward Cap triggered)	167,720.00	330,000.00	162,280.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Hupfeld, Carla Louise							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	25,000.00	25,000.00	2,375.01	27,500.00	
Unused Concessional Contribution	0.00	0.00	0.00	0.00	22,624.99	0.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	0.00	0.00	0.00	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	At Limit
Total Super Balance	0.00	0.00	0.00	0.00	328,044.39	1,016,386.21	

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Hupfeld, Joshua John

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00
Concessional Contribution	0.00	0.00	25,000.00	25,000.00	25,000.00	2,375.01	27,500.00
Unused Concessional Contribution	0.00	0.00	0.00	0.00	0.00	22,624.99	0.00
Cumulative Carry Forward Unused	N/A	N/A	0.00	0.00	0.00	0.00	0.00
Maximum Cap Available	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00
Total Super Balance	0.00	0.00	0.00	0.00	0.00	305,381.73	946,499.38

NCC Bring Forward Caps

1, 2, 3 Year in the bring forward period.

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Hupfeld, Carla Louise	330,000.00	0.00	10,208.35	0.00	167,720.00	167,720.00	162,280.00 Below Cap
Hupfeld, Joshua John	330,000.00	0.00	10,208.35	0.00	167,720.00	167,720.00	162,280.00 Below Cap

Hupfeld, Carla Louise

Date	Transaction Description	Ledger Data			SuperStream Data							
		Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other		
01/11/2021	SLA Invoice 29313											
10/01/2022	BPAY DEPOSIT BB	27,500.00										
10/01/2022	BPAY DEPOSIT BB		67,500.00									
10/01/2022	BPAY DEPOSIT BB		100,000.00									
Total - Hupfeld, Carla Louise		27,500.00	167,720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hupfeld, Joshua John

Date	Transaction Description	Ledger Data			SuperStream Data							
		Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other		
23/11/2021	SLA invoice 29314											
10/01/2022	BPAY DEPOSIT BB	27,500.00										

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10/01/2022	BPAY DEPOSIT BB	Personal - Non-Concessional	67,500.00		
10/01/2022	BPAY DEPOSIT BB	Personal - Non-Concessional	100,000.00		
Total - Hupfeld, Joshua John			167,720.00	0.00	0.00

Total for All Members			55,000.00	335,440.00	0.00
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Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>4 Anstey Street, Albion QLD, Australia (4ANSTEY)</u>					
28/01/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	504.00 CR
03/02/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	1,008.00 CR
11/02/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	1,512.00 CR
18/02/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	2,016.00 CR
25/02/2022	KRAUSE AP Rent 1 4 Anstey 50			504.00	2,520.00 CR
04/03/2022	NAB Transfer 4 Anstey Street 50			504.00	3,024.00 CR
11/03/2022	ANTHONY PAUL KRAUSE TRADING AS HUDSON AC 50			504.00	3,528.00 CR
18/03/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	4,032.00 CR
25/03/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	4,536.00 CR
01/04/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	5,040.00 CR
08/04/2022	ANTHONY PAUL KRAUSE TRADING AS HUDSON AC 50			504.00	5,544.00 CR
22/04/2022	HUDSONACCOUNTING RENT 1 4 ANSTEY ST 50			504.00	6,048.00 CR
				6,048.00	6,048.00 CR
<u>237/34 Glenferrie Drive, Robina QLD 4226 (HUPF237)</u>					
01/07/2021	CBA RENT Lot 237 MWL 50			6,500.00	6,500.00 CR
02/08/2021	CBA RENT Lot 237 MWL 50			6,500.00	13,000.00 CR
01/09/2021	CBA RENT Lot 237 MWL 50			6,500.00	19,500.00 CR
01/10/2021	CBA RENT Lot 237 MWL 50			6,500.00	26,000.00 CR
01/11/2021	CBA RENT Lot 237 MWL 50			6,500.00	32,500.00 CR
01/12/2021	CBA RENT Lot 237 MWL 50			6,500.00	39,000.00 CR
04/01/2022	CBA RENT Lot 237 MWL 50			6,500.00	45,500.00 CR
01/02/2022	CBA RENT Lot 237 MWL 50			6,500.00	52,000.00 CR
01/03/2022	CBA RENT Lot 237 MWL 50			6,500.00	58,500.00 CR
01/04/2022	CBA RENT Lot 237 MWL 50			6,500.00	65,000.00 CR
02/05/2022	CBA RENT Lot 237 MWL 50			6,500.00	71,500.00 CR
01/06/2022	CBA RENT Lot 237 MWL 50			6,500.00	78,000.00 CR
				78,000.00	78,000.00 CR
<u>238/34 Glenferrie Drive, Robina QLD 4226 (HUPF238)</u>					
02/07/2021	CBA RENT Lot 238 MWL 50			6,350.00	6,350.00 CR
02/08/2021	CBA RENT Lot 238 MWL 50			6,350.00	12,700.00 CR
02/09/2021	CBA RENT Lot 238 MWL 50			6,350.00	19,050.00 CR
04/10/2021	CBA RENT Lot 238 MWL 50			6,350.00	25,400.00 CR
02/11/2021	CBA RENT Lot 238 MWL 50			6,350.00	31,750.00 CR
02/12/2021	CBA RENT Lot 238 MWL 50			6,350.00	38,100.00 CR
04/01/2022	CBA RENT Lot 238 MWL 50			6,350.00	44,450.00 CR
02/02/2022	CBA RENT Lot 238 MWL 50			6,350.00	50,800.00 CR
02/03/2022	CBA RENT Lot 238 MWL 50			6,350.00	57,150.00 CR
04/04/2022	CBA RENT Lot 238 MWL 50			6,350.00	63,500.00 CR
02/05/2022	CBA RENT Lot 238 MWL 50			6,350.00	69,850.00 CR
02/06/2022	CBA RENT Lot 238 MWL 50			6,350.00	76,200.00 CR
				76,200.00	76,200.00 CR

4.6

5.2

6.2

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Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<u>239/34 Glenferrie Drive, Robina QLD 4226 (HUPF239)</u>					
05/07/2021	CBA RENT Lot 239 MWL 50			6,987.50	6,987.50 CR
03/08/2021	CBA RENT Lot 239 MWL 50			6,987.50	13,975.00 CR
03/09/2021	CBA RENT Lot 239 MWL 50			6,987.50	20,962.50 CR
04/10/2021	CBA RENT Lot 239 MWL 50			6,987.50	27,950.00 CR
03/11/2021	CBA RENT Lot 239 MWL 50			6,987.50	34,937.50 CR
03/12/2021	CBA RENT Lot 239 MWL 50			6,987.50	41,925.00 CR
04/01/2022	CBA RENT Lot 239 MWL 50			6,987.50	48,912.50 CR
03/02/2022	CBA RENT Lot 239 MWL 50			6,987.50	55,900.00 CR
03/03/2022	CBA RENT Lot 239 MWL 50			6,987.50	62,887.50 CR
04/04/2022	CBA RENT Lot 239 MWL 50			6,987.50	69,875.00 CR
03/05/2022	CBA RENT Lot 239 MWL 50			6,987.50	76,862.50 CR
03/06/2022	CBA RENT Lot 239 MWL 50			6,987.50	83,850.00 CR
				83,850.00	83,850.00 CR

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Total Debits: 0.00

Total Credits: 244,098.00

Contract for Commercial Land and Buildings

Eighth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society incorporated as being suitable for the sale and purchase of Commercial Land and Buildings in Queensland.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

A CONTRACT DATE

NOTE 1

1-12-2021

B AGENT:

NAME: Raine & Horne Commercial Brisbane North
 ADDRESS: STREET: 337 Gympie Road
 SUBURB: Kedron STATE: QLD POSTCODE: 4031
 PHONE: 07 3352 8900 FAX: 07 3352 8999 EMAIL: info@rhcommercial.com
 ABN/ACN: 99 125 932 578 LICENCE NO: 3202041

C SELLER:

NAME: Misch Investments Pty Ltd ACN 142 911 260 trustee under instrument 713342795
 (The EFC Trust)
 ADDRESS: STREET: c/ - Level 19, 480 Queen Street
 SUBURB: Brisbane STATE: QLD POSTCODE: 4000
 PHONE: c/- 07 3169 4764 FAX: MOBILE: EMAIL: c/ - mlightfoot@hwle.com.au
 ABN/ACN: 11 332 035 625

D SELLER'S SOLICITOR:

NAME: HWL Ebsworth Lawyers (Attn: Mark Lightfoot)
 ADDRESS: STREET: Level 19, 480 Queen Street
 (GPO Box 2033, Brisbane QLD 4001)
 SUBURB: Brisbane STATE: QLD POSTCODE: 4000
 PHONE: 07 3169 4764 FAX: MOBILE: 0414 495 424 EMAIL: mlightfoot@hwle.com.au
 ABN/ACN:

Do not use initials not required if signed with Electronic Signature)

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E BUYER:

NAME: HUPFELD PROPERTY GROUP PTY LTD as Trustee
 ADDRESS: STREET: for Hupfeld Rare Trust Brisbane
11 Welby Street
 SUBURB: Broadbeach Waters STATE: Q POSTCODE: 4218
 PHONE: 0422 274154 FAX: MOBILE: EMAIL: stockists @ madewithlove
brndal.com
 ABN/ACN:

F BUYER'S SOLICITOR:

NAME: AVA Solicitors (Karen Cox)
 ADDRESS: STREET: PO Box 4025
 SUBURB: Robina TOWN Centre STATE: Q POSTCODE: 4230
 PHONE: 5699 8100 FAX: MOBILE: EMAIL: info @ avasolicitors.com.au
 ABN/ACN:

G DEPOSIT HOLDER:

NAME: Tonetwo Pty Ltd v/a Raine & Horne Commercial Sales Trust Account PHONE: 07 3352 8900

H LAND:

Address: 4 Anstey Street
 Suburb: Albion STATE: Qld POSTCODE: 4010

NOTE 2
(See
warning)

Present use: (if any) Commercial
 Description: Lot 2 on RP225674

Title reference: 18291016 Area: # more or less

NOTE 3

Type of holding: Freehold Lease No:
 Local Government: Brisbane City Council

I IMPROVEMENTS INCLUDED IN SALE:

NOTE 4

Nature of Buildings: Commercial

Unless excluded below, the Purchase Price includes all partitions, stoves, hot water systems, wall-to-wall floor coverings, drapes and tracks, blinds, light fittings, clothes lines, hoists, fixed television or satellite antennae or dishes, in-ground shrubs and all fixtures as inspected by the Buyer.

Exclusions: All fixtures and fittings belonging to any Tenant.

J OTHER CHATTELS INCLUDED IN SALE: ■ Attach inventory if insufficient space

Nil.

Do not write initials not required if signed with Electronic Signature)

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K THE LAND IS SOLD AS:

Choose which applies

Freehold

Subject to the reservations exceptions and conditions in the deed of grant

Leasehold

Subject to the conditions of the Crown leasehold title

L ENCUMBRANCES:

Is the Property sold subject to any Encumbrances? No Yes, listed below

See Annexure "A" - Special Conditions

WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory assessments for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

M LEASES AND SERVICE CONTRACTS:

NOTE 5 See Lease Schedule and Service Contract Schedule.

N PURCHASE PRICE:

\$ 1,025,000.00

O DEPOSIT:

The amount equal to 10% of the Purchase Price

Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below:

\$ 102,500.00

Balance Deposit (if any) payable on:

Deposit Holder's Trust Account:

Tonetwo Pty Ltd t/a Raine & Horne Commercial Sales Trust Account

Bank: Bank of Queensland

BSB: 124 021

Account No: 20508727

P DEFAULT INTEREST RATE:

CLAUSE 11 & NOTE 6

%

If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

Q SETTLEMENT DATE:

45 days after the Contract Date

or the next Business Day if that is not a Business Day in the city or town in Item R

R CITY OR TOWN FOR SETTLEMENT:

CLAUSES 25.1 & 25.2

Brisbane CBD

FINANCE

NOTE 7

SUBJECT TO FINANCE:

If this Contract is subject to finance then Items S, T and U must be completed in every respect and Item V must be deleted and initialed.

CLAUSE 31

NOT SUBJECT TO FINANCE:

If this Contract is not to be subject to finance then Items S, T and U must be deleted and initialed and Item V shall apply.

S LENDER OR CLASS OF LENDER:

Initials not required if signed with Electronic Signature

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T THE APPROVAL DATE:

The _____ day of _____
DAY MONTH YEAR

OR the next Business Day if that is not a Business Day in the city or town in Item R

U AMOUNT OF LOAN:

\$ _____

V

THIS CONTRACT IS NOT SUBJECT TO FINANCE AND CLAUSE 31 OF THE STANDARD COMMERCIAL CONDITIONS DOES NOT APPLY.

W NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with Section 83 of the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 that the Land: (select whichever is applicable)

is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land

is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

WARNING: Failure to comply with s83 Neighbourhood Disputes (Dividing Fences and Trees Act 2011) by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

X BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: Not applicable

WARNING: If 'Inspection Date' is not completed, the contract is not subject to an inspection report and clause 35 does not apply.

DDND 10/1/19 Initials not required if signed with Electronic Signature)

4-5

GST TABLE

GOODS AND SERVICES TAX - WARNING

Marking the GST items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about completion of the GST items and not rely on the Agent to complete the GST items.

Notes to completion:

- A. Only 1 box in the selected item must be marked.
- B. If the Yes box in item GST1 is marked:
 - items GST2 and GST3 must not be marked;
 - despite any markings of items GST2 and GST3, Clauses 34.4, 34.5 and 34.6 do not apply.
- C. If the Yes box in item GST2 is marked:
 - items GST1 and GST3 must not be marked;
 - despite any marking of items GST1 and GST3, Clauses 34.4, 34.5 and 34.7 do not apply.

GST1 Going Concern:

Is this a sale of a Going Concern? Yes
 If Yes, clause 34.7 (If the Supply is a Going Concern) applies.
 Otherwise clause 34.7 (If the Supply is a Going Concern) does not apply.
 If the Yes box is marked, do not complete items GST2 and GST3.

■ **WARNING:** There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this item.

GST2 Margin Scheme:

Is the Margin Scheme to apply to the sale of the Property? Yes
 If Yes, clause 34.6 (Margin Scheme) applies. ■ If the Yes box is marked, do not complete items GST1 and GST3.
 Otherwise clause 34.6 (Margin Scheme) does not apply.
 The Seller must not apply the Margin Scheme to the Supply of the Property if clause 34.6 does not apply.

GST3 Inclusive or Exclusive Purchase Price:

Does the Purchase Price include GST? Mark 1 box only

<input type="checkbox"/> Yes	If Yes, clause 34.4 (Purchase Price includes GST) applies.
<input type="checkbox"/> No	If No, clause 34.5 (Purchase Price Does Not include GST) applies

■ Do not complete item GST3 if item GST1 (Going Concern) or item GST2 (Margin Scheme) are marked Yes.

If neither box is marked or if both boxes are marked, clause 34.4 (Purchase Price Includes GST) applies.

GST WITHHOLDING OBLIGATIONS

Buyer Warranty

Is the Buyer registered for GST and acquiring the Land for a creditable purpose? (select whichever is applicable)

■ **WARNING:** the Buyer warrants in clause 4.5 that this information is true and correct.

Yes

No

[Note: If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement]

LEASE SCHEDULE*

See Clause 32 of Standard Commercial Terms

\$504 p.w + GST 4.6

LEASE 1:

Name of Tenant: Anthony Krause

Use: Commercial Office

Location/Tenancy No: Suite 1, 4 Anstey Street, Albion QLD 4010

Area of Tenancy (m² approx.): 75m²

Current Rent per Annum: \$26,250.00 plus GST Inclusive of outgoings exclusive of outgoings

Current Commencement Date: 01/11/2021

Current Lease Term: 6 months

Remaining Options:

Option 1	Term		years
Option 2	Term		years
Option 3	Term		years

Tenant Car Park: No. _____ Rate \$ _____ per annum per month

LEASE 2:

Name of Tenant: _____

Use: _____

Location/Tenancy No: _____

Area of Tenancy (m² approx.): _____

Current Rent per Annum: \$ _____ Inclusive of outgoings exclusive of outgoings

Current Commencement Date: _____

Current Lease Term: _____

Remaining Options:

Option 1	Term		years
Option 2	Term		years
Option 3	Term		years

Tenant Car Park: No. _____ Rate \$ _____ per annum per month

* Attach further Schedule if insufficient space.

SERVICE CONTRACT SCHEDULE*

See Clause 32 of Standard Commercial Terms

CONTRACT 1:

Contractor: Nil

Service Performed: _____

Cost: \$ _____ per annum per quarter per month

CONTRACT 2:

Contractor: _____

Service Performed: _____

Cost: \$ _____ per annum per quarter per month

CONTRACT 3:

Contractor: _____

Service Performed: _____

Cost: \$ _____ per annum per quarter per month

DDND Associates (Initials not required if signed with Electronic Signature)

[Handwritten signature]

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
HUPFELD PROPERTY PTY LTD ACN 636 751 427 TRUSTEE UNDER INSTRUMENT	Minter Ellison- Gold Coast PO Box 11 VARSITY LAKES QLD 4227 Ph: (07) 5553 9400 Ref: BNM:MXG:384592	GC 62

2. Lot on Plan Description	Title Reference
LOT 237 ON SP274697	51040746

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		MADE WITH LOVE BRIDAL PTY LTD ACN 613 068 689	

4. Interest being leased
Fee simple

5. Description of premises being leased
The whole of the Land

6. Term of lease	7. Rental/Consideration
Commencement date: 15 January 2020 Expiry date: 14 January 2040 and/or Event: N/A Option: 2 x 5 years	See Schedule

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Hupfeld Property Pty Ltd ACN 636 751 427 as trustee under instrument

..... signature	Director
..... full name	
..... qualification	04/03/20	Director/Company Secretary
Witnessing Officer	Execution Date	Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Made with Love Bridal Pty Ltd ACN 613 068 689

..... signature	Director
..... full name	
..... qualification	04/03/20	Director/Company Secretary
Witnessing Officer	Execution Date	Lessee's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 51040746

Information table

Date

Parties

Name Hupfeld Property Pty Ltd ACN 636 751 427 as trustee under instrument

Short form name **Landlord**
Notice details Units 237-239, 34-36 Glenferrie Drive, Robina QLD 4226

Name Made with Love Bridal Pty Ltd ACN 613 068 689
Short form name **Tenant**
Notice details Units 237-239, 34-36 Glenferrie Drive, Robina QLD 4226

Items

- Item 1** **Premises** (clause 1.1)
The whole of the Land described in Item 2 of the Form 7 Lease, otherwise known as Unit 237, 34-36 Glenferrie Drive, Robina QLD 4226
- Item 2** **Commencement Date** (clause 1.1)
15 January 2020
- Item 3** **Termination Date** (clause 1.1)
14 January 2040
- Item 4** **Term** (clause 1.1)
20 years
- Item 5** **Annual Rent** (clause 1.1)
\$78,000.00 per annum plus GST, payable by equal monthly instalments of \$6,500.00 plus GST
- Item 6** **Rent Review Methodology** (clause 5.1)
In accordance with clause 5.1.

6-1

Dealing Number



OFFICE USE ONLY

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1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
HUPFELD PROPERTY PTY LTD ACN 636 751 427 TRUSTEE UNDER INSTRUMENT	Minter Ellison- Gold Coast PO Box 11 VARSITY LAKES QLD 4227 Ph: (07) 5553 9400 Ref: BNM:MXG:384592	GC 62

2. Lot on Plan Description	Title Reference
LOT 238 ON SP274697	51040747

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		MADE WITH LOVE BRIDAL PTY LTD ACN 613 068 689	

4. Interest being leased
Fee simple

5. Description of premises being leased
The whole of the Land

6. Term of lease	7. Rental/Consideration
Commencement date: 15 January 2020 Expiry date: 14 January 2040 and/or Event: N/A Option: 2 x 5 years	See Schedule

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Hupfeld Property Pty Ltd ACN 636 751 427 as trustee under instrument

..... signature		
..... full name		Director
..... qualification	04/03/20	
Witnessing Officer	Execution Date	Director/Company Secretary Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Made with Love Bridal Pty Ltd ACN 613 068 689

..... signature		
..... full name		Director
..... qualification	04/03/20	
Witnessing Officer	Execution Date	Director/Company Secretary Lessee's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 51040747

Information table

Date

Parties

Name Hupfeld Property Pty Ltd ACN 636 751 427 as trustee under instrument

Short form name **Landlord**
Notice details Units 237-239, 34-36 Glenferrie Drive, Robina QLD 4226

Name Made with Love Bridal Pty Ltd ACN 613 068 689
Short form name **Tenant**
Notice details Units 237-239, 34-36 Glenferrie Drive, Robina QLD 4226

Items

- Item 1** **Premises** (clause 1.1)
The whole of the Land described in Item 2 of the Form 7 Lease, otherwise known as Unit 238, 34-36 Glenferrie Drive, Robina QLD 4226
- Item 2** **Commencement Date** (clause 1.1)
15 January 2020
- Item 3** **Termination Date** (clause 1.1)
14 January 2040
- Item 4** **Term** (clause 1.1)
20 years
- Item 5** **Annual Rent** (clause 1.1)
\$76,200.00 per annum plus GST, payable by equal monthly instalments of \$6,350.00 plus GST
- Item 6** **Rent Review Methodology** (clause 5.1)
In accordance with clause 5.1.

Dealing Number



OFFICE USE ONLY

Privacy Statement

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1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
HUPFELD PROPERTY PTY LTD ACN 636 751 427 TRUSTEE UNDER INSTRUMENT	Minter Ellison- Gold Coast PO Box 11 VARSITY LAKES QLD 4227 Ph: (07) 5553 9400 Ref: BNM:MXG:384592	GC 62

2. Lot on Plan Description	Title Reference
LOT 239 ON SP298427	51150477

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		MADE WITH LOVE BRIDAL PTY LTD ACN 613 068 689	

4. Interest being leased
Fee simple

5. Description of premises being leased
The whole of the Land

6. Term of lease	7. Rental/Consideration
Commencement date: 15 January 2020 Expiry date: 14 January 2040 and/or Event: N/A Option: 2 x 5 years	See Schedule

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994
Hupfeld Property Pty Ltd ACN 636 751 427 as trustee under instrument

..... signature		
..... full name		Director
..... qualification	04/03/20	
Witnessing Officer	Execution Date	Director/Company Secretary Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... signature		Made with Love Bridal Pty Ltd ACN 613 068 689
..... full name		
..... qualification	04/03/20	Director
Witnessing Officer	Execution Date	Director/Company Secretary Lessee's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 51150477

Information table

Date

Parties

Name Hupfeld Property Pty Ltd ACN 636 751 427 as trustee under instrument

Short form name **Landlord**
Notice details Units 237-239, 34-36 Glenferrie Drive, Robina QLD 4226

Name Made with Love Bridal Pty Ltd ACN 613 068 689
Short form name **Tenant**
Notice details Units 237-239, 34-36 Glenferrie Drive, Robina QLD 4226

Items

- Item 1 Premises (clause 1.1)**
The whole of the Land described in Item 2 of the Form 7 Lease, otherwise known as Unit 239, 34-36 Glenferrie Drive, Robina QLD 4226
- Item 2 Commencement Date (clause 1.1)**
15 January 2020
- Item 3 Termination Date (clause 1.1)**
14 January 2040
- Item 4 Term (clause 1.1)**
20 years
- Item 5 Annual Rent (clause 1.1)**
\$83,850.00 per annum plus GST, payable by equal monthly instalments of \$6,987.50 plus GST
- Item 6 Rent Review Methodology (clause 5.1)**
In accordance with clause 5.1.

Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
09/08/2021	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD - Invoice 27660		275.00	8.2	275.00 DR
01/11/2021	SLA Invoice 29313		220.00	8.3	495.00 DR
23/11/2021	SLA invoice 29314		220.00	8.4	715.00 DR
18/01/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD - Invoice 29798		275.00	8.5	990.00 DR
03/03/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD Invoice 30506, interest paid \$2.95		275.00	8.6	1,265.00 DR
16/06/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		6,160.00	8.8	7,425.00 DR
16/06/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		275.00	8.9	7,700.00 DR
			7,700.00		7,700.00 DR

Total Debits: 7,700.00

Total Credits: 0.00



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

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The Trustees
Hupfeld Super Fund
11 Welby Street
BROADBEACH WATERS QLD 4218

Tax Invoice
027660

Ref: HUPFJS1
28 July, 2021

Description	Amount
<p><u>Business Activity Statement</u></p> <p>Professional Services rendered in relation to the preparation of a Business Activity Statement (BAS) for the period ended 30 June 2021, including:</p> <ul style="list-style-type: none"> Detailed review of source information provided; Inputting data into our computerised accounting systems; Preparation and lodgement of corresponding BAS with the Australian Taxation Office; General administration and support. 	250.00
<p>250.00</p> <p>Please note that this invoice is now due.</p> <p>*Credit card payments attract a surcharge</p>	
<p>GST: \$ 25.00</p> <p>Amount Due: \$ 275.00</p>	

PA 9/8/21

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: HUPFJS1 Invoice: 027660 28 July, 2021
		Amount Due: \$ 275.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder	Signature	Expiry/.....
<small>Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</small>		



Simmons Livingstone & Associates

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A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

Joshua & Carla Hupfeld
Hupfeld SMSF Pty Ltd
11 Welby Street
BROADBEACH WATERS QLD 4218

Tax Invoice
029313

Ref: HUPFJC1
25 October, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> Hupfeld SMSF Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>Hupfeld SMSF Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00
<p>Please note that this invoice is now due.</p> <p>*Credit card payments attract a surcharge</p>	
GST: \$	20.00
Amount Due: \$	220.00

pd 1/11/21

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

(EFT) - Transfer to our account Ref: HUPFJC1
Invoice: 029313
25 October, 2021
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520 **Amount Due: \$ 220.00**

Credit Card (Please indicate type) Mastercard Visa Card CCV
 Card Number:

Cardholder Signature Expiry/...../.....
 Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation



Simmons Livingstone & Associates

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8.4

Joshua & Carla Hupfeld
Hupfeld Property Pty Ltd
11 Welby Street
BROADBEACH WATERS QLD 4218

Tax Invoice
029314

Ref: HUPFJC2
25 October, 2021

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> Hupfeld Property Pty Ltd The following gives details of the work undertaken: <u>Hupfeld Property Pty Ltd</u> Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.	200.00
pd 23/11/21	
Please note that this invoice is now due. *Credit card payments attract a surcharge	200.00 GST: \$ 20.00 Amount Due: \$ 220.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: HUPFJC2 Invoice: 029314 25 October, 2021 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry/.....
<small>Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</small>		



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8.5

The Trustees
Hupfeld Super Fund
11 Welby Street
BROADBEACH WATERS QLD 4218

Tax Invoice
029798

Ref: HUPFJS1
23 November, 2021

Description	Amount
<p><u>Business Activity Statement</u></p> <p>Professional Services rendered in relation to the preparation of a Business Activity Statement (BAS) for the period ended 30 September 2021, including:</p> <ul style="list-style-type: none"> Detailed review of source information provided; Inputting data into our computerised accounting systems; Calculation of Income Tax Instalment as required; Preparation and lodgement of corresponding BAS with the Australian Taxation Office; General administration and support. 	250.00
<p>Please note that this invoice is now due.</p> <p>*Credit card payments attract a surcharge</p>	
<p>GST: \$ 25.00</p> <p>Amount Due: \$ 275.00</p>	

pd 18/1/22

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

(EFT) - Transfer to our account
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520

Ref: HUPFJS1
Invoice: 029798
23 November, 2021
Amount Due: \$ 275.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation

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Simmons Livingstone & Associates

A.B.N. 45 163 871 958
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Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

The Trustees
Hupfeld Super Fund
11 Welby Street
BROADBEACH WATERS QLD 4218

Tax Invoice
030506

Ref: HUPFJS1
20 January, 2022

Description	Amount
<p><u>Business Activity Statement</u></p> <p>Professional Services rendered in relation to the preparation of a Business Activity Statement (BAS) for the period ended 31 December 2021, including:</p> <ul style="list-style-type: none"> Detailed review of source information provided; Inputting data into our computerised accounting systems; Calculation of Income Tax Instalment as required; Preparation and lodgement of corresponding BAS with the Australian Taxation Office; General administration and support. 	250.00
<p>Please note that this invoice is now due.</p> <p>GST: \$ 25.00</p> <p>Amount Due: \$ 275.00</p>	

POA 3/3/22

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: HUPFJS1 Invoice: 030506 20 January, 2022 Amount Due: \$ 275.00
<input type="checkbox"/> Credit Card (Please indicate type)		<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Card CCV <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder	Signature	Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



The Trustees
 Hupfeld Super Fund
 11 Welby Street
 BROADBEACH WATERS QLD 4218

Tax Invoice
031888

Ref: HUPFJS1
 9 May, 2022

Description	Amount
<p>Preparation of Financial Statements for the fund for the year ended 30th June 2021 including the following:-</p> <ul style="list-style-type: none"> - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Preparation of Member's Statements - Processing Superstream renewal including payment of disbursement to AUSPOSTSMSF - Check interest rates for related party Limited Recourse Borrowing Loans - Processing inter-entity transactions and reconciliation of same - Liaison with Karen @ Ava Solicitors regarding Anstey Street Property purchase - Liaison with Marianne @ Minter Ellison regarding mortgage registration - Processing ad hoc loan repayments as required during the year and recalculation of interest - Various email correspondences during the year - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits. 	<p>6,000.00</p>

Description	Amount
<p style="font-size: 2em; font-family: cursive;">Pd 16/6/22</p> <p style="font-size: 1.5em; font-family: cursive;">Acc 6160 Audit 440 <hr style="width: 100px; margin: 0 auto;"/>6600</p>	
<p>Please note that this invoice is now due.</p>	<p>6,000.00</p> <p>GST: \$ 600.00</p> <p>Amount Due: \$ 6,600.00</p>

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: HUPFJS1 Invoice: 031888 9 May, 2022 Amount Due: \$ 6,600.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number: <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>		<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder Signature		Expiry/.....



Simmons Livingstone & Associates

8-9

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

The Trustees
Hupfeld Super Fund
11 Welby Street
BROADBEACH WATERS QLD 4218

Tax Invoice
031977
Ref: HUPFJS1
11 May, 2022

Description	Amount
<p><u>Business Activity Statement</u></p> <p>Professional Services rendered in relation to the preparation of Business Activity Statement (BAS) for the period ended 31 March 2022, including:</p> <ul style="list-style-type: none"> Detailed review of source information provided; Inputting data into our computerised accounting systems; Calculation of Income Tax Instalment as required; Preparation and lodgement of corresponding BAS with the Australian Taxation Office; General administration and support. <p style="text-align: right; font-size: 2em; font-family: cursive;">Pd 16/6/22</p>	250.00
Please note that this invoice is now due.	
GST: \$ 25.00 Amount Due: \$ 275.00	

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: HUPFJS1 Invoice: 031977 11 May, 2022
Amount Due: \$		275.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder	Signature	Expiry/.....
Liability limited by a scheme approved under Professional Standards Legislation		

9-1



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

The Trustees
Hupfeld Super Fund
11 Welby Street
BROADBEACH WATERS QLD 4218

Tax Invoice
029914

Ref: HUPFJS1
1 December, 2021

Description	Amount
<p><u>Bare Trust - Hupfeld Bare Trust Brisbane</u></p> <ul style="list-style-type: none"> • Meetings discussions and advice to you in relation to establishment of your Bare Trust for lending from a bank to purchase property; • Attending to the establishment of your Bare Trust including checking of all forms minutes trust deeds and other relevant trust documentation. • Provision of Bare Trust Deed including alterations to reflect the Bare Trust has a corporate trustee; • Declaration of Custody Trust • Compliance Letter; • Trustee Minutes; <ul style="list-style-type: none"> • Loan documents for LRBA with associated party lending • Amortization schedule for loan repayments 	1,300.00
1,300.00	
<p>Please note that this invoice is now due. GST: \$ 130.00</p> <p>*Credit card payments attract a surcharge Amount Due: \$ 1,430.00</p>	

pd 6/12/21

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account		Ref: HUPFJS1
Account Name Simmons Livingstone & Associates		Invoice: 029914
BSB: 064 445 Account: 1052 7520		1 December, 2021
		Amount Due: \$ 1,430.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder	Signature	Expiry/.....
Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation		

10-1

HUPFELD SMSF

Formation Costs

\$2,000.00 establishment costs

SLA INVOICE 18140 ON 10/10/19

Year

2020	400.00	1,600.00
2021	400.00	1,200.00
2022	400.00	800.00
2023	400.00	400.00
2024	400.00	0.00

POSTED

11-1

SUPER AUDITS

TAX INVOICE

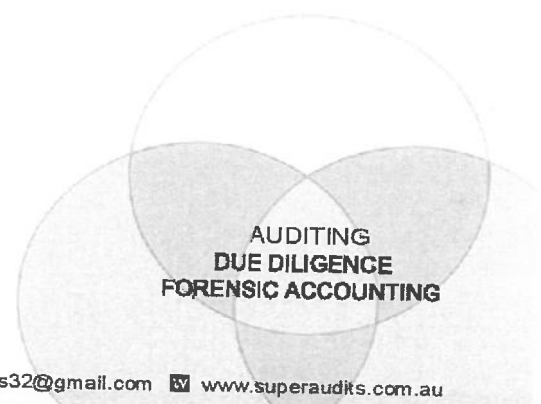
Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 29 April 2022
Recipient: Hupfeld Super Fund
Address: C/- PO Box 806, Oxenford QLD 4210

Description of Services

Statutory audit of the Hupfeld Super Fund for the financial year ending 30 June 2021.

Fee: \$400.00
GST: \$40.00
Total: \$440.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



12-1

Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
10/01/2022	BPAY TO ASIC BP - Hupfeld Property PL		276.00	12-2	276.00 DR
10/01/2022	BPAY TO ASIC BP - Hupfeld SMSF PL		56.00	12-5	332.00 DR
			332.00		332.00 DR

Total Debits: 332.00

Total Credits: 0.00



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

page 1 of 2

12.2

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

HUPFELD PROPERTY PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT
Issue date 14 Dec 21
HUPFELD PROPERTY PTY LTD

ACN 636 751 427
Account No. 22 636751427

Summary

Opening Balance	\$276.00
New items	\$83.00
Payments & credits	\$0.00
TOTAL DUE	\$359.00

- 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 \$359.00

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
HUPFELD PROPERTY PTY LTD

ACN 636 751 427 Account No: 22 636751427



22 636751427

TOTAL DUE \$359.00
Immediately \$359.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296367514272



*814 129 0002296367514272 97

Transaction details:

page 2 of 2

12-3

	Transactions for this period	ASIC reference	\$ Amount
2021-12-14	Late Payment Fee 1	3X8284360480B A	\$83.00
	Outstanding transactions		
2021-10-11	Annual Review - Pty Co	3X8284360480B A	\$276.00
2021-12-14	Late Payment Fee 1	3X8284360480B A	\$83.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 3675 1427 297

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



Biller Code: 17301
Ref: 2296367514272

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

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: HUPFELD PROPERTY PTY LTD ACN 636 751 427

12.4

Company details

Date company registered 11-10-2019
 Company next review date 11-10-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

11 WELBY STREET , BROADBEACH WATERS QLD 4218

Officeholders

HUPFELD, JOSHUA JOHN

Born 05-09-1988 at SOUTHPORT QLD

11 WELBY STREET , BROADBEACH WATERS QLD 4218

Office(s) held: Director, appointed 11-10-2019

HUPFELD, CARLA LOUISE

Born 24-08-1987 at DURBAN SOUTH AFRICA

11 WELBY STREET , BROADBEACH WATERS QLD 4218

Office(s) held: Director, appointed 11-10-2019
Secretary, appointed 11-10-2019**Company share structure**

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

HUPFELD , CARLA LOUISE

11 WELBY STREET , BROADBEACH WATERS QLD 4218

Share class

Total number held

Fully paid

Beneficially held

ORD

1

Yes

Yes

HUPFELD , JOSHUA JOHN

11 WELBY STREET , BROADBEACH WATERS QLD 4218

Share class

Total number held

Fully paid

Beneficially held

ORD

1

Yes

Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
15-02-2021	5ECZ49183	484	CHANGE TO COMPANY DETAILS	Processed and imaged
15-02-2021	5ECZ49184	484	CHANGE TO COMPANY DETAILS	Processed and imaged
11-10-2019	0EVM55883	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

12-5



ASIC
Australian Securities & Investments Commission

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

1768 265 615

ELD SMSF PTY. LTD.
ONS LIVINGSTONE AND ASSOCIATES PTY L
DX 806 OXFORD QLD 4210

STATEMENT
date 13 Dec 21
ELD SMSF PTY. LTD.

636 699 913
Account No. 22 636699913

Summary

Opening Balance	\$56.00
Payments	\$83.00
Payments & credits	\$0.00
TOTAL DUE	\$139.00

Payments 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.

Action details are listed on the back
of this page

Please pay

Immediately **\$139.00**

*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

TOTAL DUE **\$139.00**
Immediately **\$139.00**

PAYMENT SLIP
ELD SMSF PTY. LTD.

*Payment options are listed on the back
of this payment slip*



Biller Code: 17301
Ref: 2296366999136

636 699 913 Account No: 22 636699913



*814 129 0002296366999136 54

636699913

Transaction details:

page 2 of 2

12-6

	Transactions for this period	ASIC reference	\$ Amount
2021-12-13	Late Payment Fee 1	3X8269748480P A	\$83.00
	Outstanding transactions		
2021-10-09	Annual Review - Special Purpose Pty Co	3X8269748480P A	\$56.00
2021-12-13	Late Payment Fee 1	3X8269748480P A	\$83.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 3669 9913 654

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

B
PAY

Biller Code: 17301
Ref: 2296366999136

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



Company: HUPFELD SMSF PTY. LTD. ACN 636 699 913

12-7

Company details

Date company registered 09-10-2019
 Company next review date 09-10-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

11 WELBY STREET , BROADBEACH WATERS QLD 4218

Officeholders

HUPFELD, JOSHUA JOHN
 Born 05-09-1988 at SOUTHPORT QLD
 11 WELBY STREET , BROADBEACH WATERS QLD 4218
 Office(s) held: Director, appointed 09-10-2019

HUPFELD, CARLA LOUISE
 Born 24-08-1987 at DURBAN SOUTH AFRICA
 11 WELBY STREET , BROADBEACH WATERS QLD 4218
 Office(s) held: Director, appointed 09-10-2019
 Secretary, appointed 09-10-2019

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

HUPFELD , CARLA LOUISE		11 WELBY STREET , BROADBEACH WATERS QLD 4218		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	
HUPFELD , JOSHUA JOHN		11 WELBY STREET , BROADBEACH WATERS QLD 4218		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
15-02-2021	5ECZ49181	484	CHANGE TO COMPANY DETAILS	Processed and imaged
15-02-2021	5ECZ49182	484	CHANGE TO COMPANY DETAILS	Processed and imaged
09-10-2019	0EVJ03486	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

12-8

Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Fines (38200)					
<u>Fines (38200)</u>					
10/01/2022	BPAY TO ASIC BP - Hupfeld Property PL		83.00	12-2	83.00 DR
10/01/2022	BPAY TO ASIC BP - Hupfeld SMSF PL		83.00	12-5	166.00 DR
			166.00		166.00 DR

Total Debits: 166.00

Total Credits: 0.00

Lot 237.

13-1

BMT Tax Depreciation
QUANTITY SURVEYORS

Diminishing value method summary

Date	Division 40 plant	Division 40 pooled plant	Total division 40	Total division 43	Total
14-Jan-20 to 30-Jun-20	2,494	999	3,493	1,553	5,046
1-Jul-20 to 30-Jun-21	2,531	1,623	4,154	3,364	7,518
1-Jul-21 to 30-Jun-22	2,199	1,014	3,213	3,364	6,577
1-Jul-22 to 30-Jun-23	1,910	634	2,544	3,364	5,908
1-Jul-23 to 30-Jun-24	1,561	764	2,325	3,364	5,689
1-Jul-24 to 30-Jun-25	1,353	477	1,830	3,364	5,194
1-Jul-25 to 30-Jun-26	1,172	298	1,470	3,364	4,834
1-Jul-26 to 30-Jun-27	1,016	186	1,202	3,364	4,566
1-Jul-27 to 30-Jun-28	880	116	996	3,364	4,360
1-Jul-28 to 30-Jun-29	763	73	836	3,364	4,200
1-Jul-29 to 30-Jun-30	661	47	708	3,364	4,072
1-Jul-30 to 30-Jun-31	573	30	603	3,364	3,967
1-Jul-31 to 30-Jun-32	497	17	514	3,364	3,878
1-Jul-32 to 30-Jun-33	431	11	442	3,364	3,806
1-Jul-33 to 30-Jun-34	373	6	379	3,364	3,743
1-Jul-34 to 30-Jun-35	323	4	327	3,364	3,691
1-Jul-35 to 30-Jun-36	280	3	283	410	693
1-Jul-36 to 30-Jun-37	243	2	245	0	245
1-Jul-37 to 30-Jun-38	211	1	212	0	212
1-Jul-38 to 30-Jun-39	182	0	182	0	182
1-Jul-39 to 30-Jun-40	158	0	158	0	158
1-Jul-40 to 30-Jun-41	137	0	137	0	137
1-Jul-41 to 30-Jun-42	0	334	334	0	334
1-Jul-42 to 30-Jun-43	0	209	209	0	209
1-Jul-43 to 30-Jun-44	0	131	131	0	131
1-Jul-44 to 30-Jun-45	0	81	81	0	81
1-Jul-45 to 30-Jun-46	0	51	51	0	51
1-Jul-46 to 30-Jun-47	0	32	32	0	32
1-Jul-47 to 30-Jun-48	0	20	20	0	20
1-Jul-48 to 30-Jun-49	0	12	12	0	12
1-Jul-49 to 30-Jun-50	0	8	8	0	8
1-Jul-50 to 30-Jun-51	0	5	5	0	5
1-Jul-51 to 30-Jun-52	0	3	3	0	3
1-Jul-52 to 30-Jun-53	0	2	2	0	2
1-Jul-53 to 30-Jun-54	0	1	1	0	1
1-Jul-54 to 30-Jun-55	0	1	1	0	1
1-Jul-55 to 30-Jun-56	0	1	1	0	1
1-Jul-56 to 30-Jun-57	0	0	0	0	0
1-Jul-57 to 30-Jun-58	0	0	0	0	0
1-Jul-58 to 30-Jun-59	0	0	0	0	0
1-Jul-59 to 30-Jun-60	0	0	0	0	0
Total	19,948	7,193	27,141	52,423	79,567

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

POSTED

13-2

Hupfeld Super Fund
Summary of Quantity Surveyor Report
Lot 237/34-36 Glenferrie Drive, Robina

- Plant & Equipment

CGT Date 19/11/2019

Year	Claim	Closing WDV
		27144 Total Cost
2020	3493	23651
2021	4154	19497
2022	3213	16284 ^
2023	2544	13740
2024	2325	11415
2025	1830	9585
2026	1470	8115
2027	1202	6913
2028	996	5917
2029	836	5081
2030	708	4373
2031	603	3770
2032	514	3256
2033	442	2814
2034	379	2435
2035	327	2108
2036	283	1825
2037	245	1580
2038	212	1368
2039	182	1186
2040	158	1028
2041	137	891
2042	334	557
2043	209	348
2044	131	217
2045	81	136
2046	51	85
2047	32	53
2048	20	33
2049	12	21
2050	8	13
2051	5	8
2052	3	5
2053	2	3
2054	1	2
2055	1	1
2056	1	0

Lot 238

14-1

BMT Tax Depreciation
QUANTITY SURVEYORS

Diminishing value method summary

Date	Division 40 plant	Division 40 pooled plant	Total division 40	Total division 43	Total
14-Jan-20 to 30-Jun-20	4,085	1,442	5,527	1,418	6,945
1-Jul-20 to 30-Jun-21	5,593	2,343	7,936	3,071	11,007
1-Jul-21 to 30-Jun-22	4,548	1,465	6,013	3,071	9,084
1-Jul-22 to 30-Jun-23	3,717	916	4,633	3,071	7,704
1-Jul-23 to 30-Jun-24	3,055	571	3,626	3,071	6,697
1-Jul-24 to 30-Jun-25	2,431	700	3,131	3,071	6,202
1-Jul-25 to 30-Jun-26	2,011	438	2,449	3,071	5,520
1-Jul-26 to 30-Jun-27	1,671	273	1,944	3,071	5,015
1-Jul-27 to 30-Jun-28	1,394	172	1,566	3,071	4,637
1-Jul-28 to 30-Jun-29	1,168	106	1,274	3,071	4,345
1-Jul-29 to 30-Jun-30	786	361	1,147	3,071	4,218
1-Jul-30 to 30-Jun-31	681	224	905	3,071	3,976
1-Jul-31 to 30-Jun-32	590	141	731	3,071	3,802
1-Jul-32 to 30-Jun-33	511	89	600	3,071	3,671
1-Jul-33 to 30-Jun-34	443	55	498	3,071	3,569
1-Jul-34 to 30-Jun-35	384	33	417	3,071	3,488
1-Jul-35 to 30-Jun-36	333	21	354	376	730
1-Jul-36 to 30-Jun-37	289	13	302	0	302
1-Jul-37 to 30-Jun-38	250	9	259	0	259
1-Jul-38 to 30-Jun-39	217	5	222	0	222
1-Jul-39 to 30-Jun-40	188	3	191	0	191
1-Jul-40 to 30-Jun-41	163	2	165	0	165
1-Jul-41 to 30-Jun-42	141	1	142	0	142
1-Jul-42 to 30-Jun-43	0	345	345	0	345
1-Jul-43 to 30-Jun-44	0	215	215	0	215
1-Jul-44 to 30-Jun-45	0	134	134	0	134
1-Jul-45 to 30-Jun-46	0	84	84	0	84
1-Jul-46 to 30-Jun-47	0	53	53	0	53
1-Jul-47 to 30-Jun-48	0	33	33	0	33
1-Jul-48 to 30-Jun-49	0	20	20	0	20
1-Jul-49 to 30-Jun-50	0	13	13	0	13
1-Jul-50 to 30-Jun-51	0	8	8	0	8
1-Jul-51 to 30-Jun-52	0	5	5	0	5
1-Jul-52 to 30-Jun-53	0	3	3	0	3
1-Jul-53 to 30-Jun-54	0	2	2	0	2
1-Jul-54 to 30-Jun-55	0	1	1	0	1
1-Jul-55 to 30-Jun-56	0	1	1	0	1
1-Jul-56 to 30-Jun-57	0	1	1	0	1
1-Jul-57 to 30-Jun-58	0	0	0	0	0
1-Jul-58 to 30-Jun-59	0	0	0	0	0
1-Jul-59 to 30-Jun-60	0	0	0	0	0
Total	34,649	10,301	44,950	47,859	92,809

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

POSTED

14-2

Hupfeld Super Fund
Summary of Quantity Surveyor Report
Lot 238/34-36 Glenferrie Drive, Robina

- Plant & Equipment

Year	Claim	Closing WDV
		44950 Total Cost
2020	5527	39423
2021	7936	31487
2022	6013	25474
2023	4633	20841
2024	3626	17215
2025	3131	14084
2026	2449	11635
2027	1944	9691
2028	1566	8125
2029	1274	6851
2030	1147	5704
2031	905	4799
2032	731	4068
2033	600	3468
2034	498	2970
2035	417	2553
2036	354	2199
2037	302	1897
2038	259	1638
2039	222	1416
2040	191	1225
2041	165	1060
2042	142	918
2043	345	573
2044	215	358
2045	134	224
2046	84	140
2047	53	87
2048	33	54
2049	20	34
2050	13	21
2051	8	13
2052	5	8
2053	3	5
2054	2	3
2055	1	2
2056	1	1
2057	1	0

Lot 239.

154

Diminishing value method summary

Date	Division 40 plant	Division 40 pooled plant	Total division 40	Total division 43	Total
14-Jan-20 to 30-Jun-20	3,667	2,180	5,847	1,487	7,334
1-Jul-20 to 30-Jun-21	5,148	3,543	8,891	3,219	11,910
1-Jul-21 to 30-Jun-22	4,199	2,215	6,414	3,219	9,633
1-Jul-22 to 30-Jun-23	3,441	1,384	4,825	3,219	8,044
1-Jul-23 to 30-Jun-24	2,737	1,232	3,969	3,219	7,188
1-Jul-24 to 30-Jun-25	2,259	770	3,029	3,219	6,248
1-Jul-25 to 30-Jun-26	1,873	481	2,354	3,219	5,573
1-Jul-26 to 30-Jun-27	1,559	300	1,859	3,219	5,078
1-Jul-27 to 30-Jun-28	1,304	188	1,492	3,219	4,711
1-Jul-28 to 30-Jun-29	884	483	1,327	3,219	4,546
1-Jul-29 to 30-Jun-30	749	291	1,040	3,219	4,259
1-Jul-30 to 30-Jun-31	649	182	831	3,219	4,050
1-Jul-31 to 30-Jun-32	563	113	676	3,219	3,895
1-Jul-32 to 30-Jun-33	487	70	557	3,219	3,776
1-Jul-33 to 30-Jun-34	423	44	467	3,219	3,686
1-Jul-34 to 30-Jun-35	368	26	392	3,219	3,611
1-Jul-35 to 30-Jun-36	317	17	334	391	725
1-Jul-36 to 30-Jun-37	275	11	286	0	286
1-Jul-37 to 30-Jun-38	238	7	245	0	245
1-Jul-38 to 30-Jun-39	207	4	211	0	211
1-Jul-39 to 30-Jun-40	179	2	181	0	181
1-Jul-40 to 30-Jun-41	155	1	156	0	156
1-Jul-41 to 30-Jun-42	135	1	136	0	136
1-Jul-42 to 30-Jun-43	0	329	329	0	329
1-Jul-43 to 30-Jun-44	0	205	205	0	205
1-Jul-44 to 30-Jun-45	0	128	128	0	128
1-Jul-45 to 30-Jun-46	0	80	80	0	80
1-Jul-46 to 30-Jun-47	0	50	50	0	50
1-Jul-47 to 30-Jun-48	0	31	31	0	31
1-Jul-48 to 30-Jun-49	0	20	20	0	20
1-Jul-49 to 30-Jun-50	0	12	12	0	12
1-Jul-50 to 30-Jun-51	0	8	8	0	8
1-Jul-51 to 30-Jun-52	0	5	5	0	5
1-Jul-52 to 30-Jun-53	0	3	3	0	3
1-Jul-53 to 30-Jun-54	0	2	2	0	2
1-Jul-54 to 30-Jun-55	0	1	1	0	1
1-Jul-55 to 30-Jun-56	0	1	1	0	1
1-Jul-56 to 30-Jun-57	0	0	0	0	0
1-Jul-57 to 30-Jun-58	0	0	0	0	0
1-Jul-58 to 30-Jun-59	0	0	0	0	0
1-Jul-59 to 30-Jun-60	0	0	0	0	0
Total	31,794	14,400	46,194	50,163	96,357

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

POSTED

15-2

Hupfeld Super Fund
Summary of Quantity Surveyor Report
Lot 239/34-36 Glenferrie Drive, Robina

- Plant & Equipment

CGT Date 19/11/2019

Year	Claim	Closing WDV	46194 Total Cost
2020	5847	40347	
2021	8691	31656	
2022	6414	25242	
2023	4825	20417	
2024	3969	16448	
2025	3029	13419	
2026	2354	11065	
2027	1859	9206	
2028	1492	7714	
2029	1327	6387	
2030	1040	5347	
2031	831	4516	
2032	676	3840	
2033	557	3283	
2034	467	2816	
2035	392	2424	
2036	334	2090	
2037	286	1804	
2038	245	1559	
2039	211	1348	
2040	181	1167	
2041	156	1011	
2042	136	875	
2043	329	546	
2044	205	341	
2045	128	213	
2046	80	133	
2047	50	83	
2048	31	52	
2049	20	32	
2050	12	20	
2051	8	12	
2052	5	7	
2053	3	4	
2054	2	2	
2055	1	1	
2056	1	0	

16-1

Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>4 Anstey Street, Albion QLD, Australia (4ANSTEY)</u>					
09/03/2022	BPAY TO BCC RATES & DONATION BP		914.10		914.10 DR
			914.10		914.10 DR
<u>237/34 Glenferrie Drive, Robina QLD 4226 (HUPF237)</u>					
27/07/2021	BPAY TO COGC - RATES BP		1,448.95		1,448.95 DR
04/02/2022	BPAY TO COGC - RATES BP		1,448.95		2,897.90 DR
05/04/2022	BPAY TO COGC - RATES BP [BPAY TO COGC - RATES BP Bpay ref 235040235]		1,575.58		4,473.48 DR
			4,473.48		4,473.48 DR
<u>238/34 Glenferrie Drive, Robina QLD 4226 (HUPF238)</u>					
27/07/2021	BPAY TO COGC - RATES BP		1,514.13		1,514.13 DR
04/02/2022	BPAY TO COGC - RATES BP		1,432.63		2,946.76 DR
			2,946.76		2,946.76 DR
<u>239/34 Glenferrie Drive, Robina QLD 4226 (HUPF239)</u>					
04/02/2022	BPAY TO COGC - RATES BP		3,267.80		3,267.80 DR
			3,267.80		3,267.80 DR
Total Debits:			11,602.14		
Total Credits:			0.00		



Rate Account

Property Location 4 ANSTEY ST
ALBION
Issue Date 2 Mar 2022

Bill number
5000 1041 2587 985

Bill number including donation
5800 1041 2587 985

Dedicated to a better Brisbane

Enquiries 16-2
(07) 3403 8888
24 hours 7 days

Account Period
17 Jan 2022 - 30 Jun 2022



P061BCCRA356_A4MA01/E-1469/S-2917/I-5833
HUPFELD BARE TRUST BRISBANE
C/- HUPFELD PROPERTY PTY LTD
AS TRUSTEE
11 WELBY ST
BROADBEACH WATERS QLD 4218

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

\$899.10

Due Date

1 Apr 2022

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	543.74
Brisbane City Council Miscellaneous Charges	199.20
State Government Charges	156.18

Total GST on this TAX INVOICE \$18.11

Gross Amount	899.12
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	899.10
Optional Lord Mayor's Charitable Trust donation received by the Due Date	914.10

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

Pay using your smartphone



*439 580010412587985



*439 500010412587985



Bill Code: 319186
Ref: 5800 0000 1103 604
Amt: \$914.10 by 1 Apr 2022



Bill Code: 78550
Ref: 5000 0000 1103 604
Amt: \$899.10 by 1 Apr 2022



Due Date

1 Apr 2022

50

Gross Amount

\$899.12

Nett Amount

\$899.10

Property Details

Owner	HUPFELD BARE TRUST BRISBANE	
Property Location	4 ANSTEY ST ALBION	16.3
Real Property Description	L.2 RP.225674 PAR ENOGERA ELECTORAL OFFICE - LILLEY	
Valuation effective from	1 Jul 2019	\$170,000
	1 Jul 2020	\$170,000
	1 Jul 2021	\$170,000
Average Rateable Valuation (A R V)		\$170,000

Account Details

Account Number 5000 0000 1103 604

Opening Balance

Closing Balance Of Last Bill	703.20	
Payment Received - 17-Jan-2022	705.18	CR
Interest Charged On - State Government Charges	0.48	
Projected Interest	0.04	CR
Interest Charged On - Brisbane City Council Rates & Charges	1.54	
Total	0.00	

Period: 17 Jan 2022 - 17 Jan 2022

Brisbane City Council Miscellaneous Charges

Rate Account And Services Establishment Fee	199.20 *
Total	199.20

Period: 1 Apr 2022 - 30 Jun 2022

Brisbane City Council Rates & Charges

General Rates - Category 2a (Annually 0.869 Cents In The A R V \$)	417.24
Waste Utility Charge - 1 Charge(S) @ \$91.02 Qtr	91.02
Bushland Preservation Levy Category 2a (Annually 0.0305 Cents In The A R V \$)	14.61
Environmental Mgt Compliance Levy Category 2a (Annual 0.043 Cents In The A R V \$)	20.87
Total	543.74

State Government Charges

Emergency Management Levy - Group 3	139.60
Commercial Waste Utility Charge - 1 Charge(S) @ \$16.58 Qtr	16.58
Total	156.18

* Denotes items subject to GST.

17-1

CITY OF
GOLD COAST.

Rate Notice

Gold Coast City Council ABN 24 656 016 400
Page 1

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 3504023 5

Date of issue
19 July 2021



041 - 90823 - 43679 - RC
Hupfeld Property Pty Ltd
UNIT 239 / 34 Glenferrie Dr
ROBINA QLD 4226

Current rating period:
1 July 2021 to 31 December 2021

\$1,448.95
(see back for payment options)

Due date for payment:
19 August 2021

Total amount payable after due date:
\$1,565.95
(interest penalty applies after due date)

UNIT 237, 34-38 Glenferrie Drive, ROBINA QLD 4226
Lot 237 SP274697
(Payments received after 2 July 2021 may not be included on this notice)

State Government and associated charges <i>(see rate assessment page for details)</i>	\$280.20
Council rates and charges <i>(see rate assessment page for details)</i>	\$1,285.75
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$117.00CR
Amount payable if paid by: 19 August 2021	\$1,448.95

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

paid 27/7/21



AU_1-6_10_001645/000823/045679 0791650436790114

CITY OF
GOLD COAST.

In Person / Mail Payment Advice
Name: Hupfeld Property Pty Ltd
Ref: 2 3504023 5

*419 235040235 **Credit**



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billier Code: 575217
Ref: 2 3504023 5



Post
Billpay

Date / /
Cash
No. of Cheques
Cheques (see reverse)

Total Amount Payable
If paid by: **19 August 2021**
\$1,448.95

Total Amount Payable
If paid after: **19 August 2021**
\$1,565.95

Teller stamp
and initials

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No
8 3 1 0 6 6 6 8 4 0 0 0 0 2 3 5 0 4 0 2 3 5 8

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+ 7 5 7 +

17-2



Rate Notice

Gold Coast City Council ABN 64 858 548 460 Page 1

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 3504023 5

Date of issue
17 January 2022



041 - 88085 - 42453
Hupfeld Property Pty Ltd
UNIT 239 / 34 Glenferrie Dr
ROBINA QLD 4226

Current rating period:
1 January 2022 to 30 June 2022

\$1,448.95

(see back for payment options)

Due date for payment:
17 February 2022

Total amount payable after due date:
\$1,565.95

(interest penalty applies after due date)

UNIT 237, 34-38 Glenferrie Drive, ROBINA QLD 4226
Lot 237 SP274697

(Payments received after 31 December 2021 may not be included on this notice)

State Government and associated charges (see rate assessment page for details)	\$280.20
Council rates and charges (see rate assessment page for details)	\$1,285.75
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$117.00CR
Amount payable if paid by: 17 February 2022	\$1,448.95

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

*paid 4/2/22
accountly due lot 237*



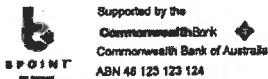
0009450424530110
AU_1-6_9_016169 / 008085 / 042453



In Person / Mail Payment Advice

Name: Hupfeld Property Pty Ltd
Ref: 2 3504023 5

*419 235040235 Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 46 123 123 124



Billier Code: 676217
Ref: 2 3504023 5



Total Amount Payable
If paid by: 17 February 2022

\$1,448.95

Total Amount Payable
If paid after: 17 February 2022

\$1,565.95

Teller stamp
and initials

No. of
Cheques

Date / /
Cash
Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code 8 3 1 User ID 0 6 6 6 8 4 Customer Reference No. 0 0 0 0 0 2 3 5 0 4 0 2 3 5 8

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17-3

CITY OF
GOLDCOAST.

Date: 17 March 2022
Notice number: 2 3504023 5


041-4888-4561
Hupfield Property Pty Ltd
UNIT 239 / 34 Glenferrie Dr
ROBINA QLD 4226

Re: **Overdue rates**
UNIT 237, 34-38 Glenferrie Drive, ROBINA QLD 4226
Lot 237 SP274697

Forgotten to pay your rates?

Our records indicate your rate account is overdue. Payment of the outstanding amount is required by the date shown.

Payments received after 10 March 2022 may not be included on this notice

If you are unable to pay the full amount, visit cityofgoldcoast.com.au/rates to submit an enquiry or discuss your options with us on (07) 5667 5995.

It is important you contact us immediately if you are unable to pay the amount owing by the date shown, to avoid additional penalties.

Your urgent attention is requested to satisfy your debt.

Visit cityofgoldcoast.com.au/rates to view your up-to-date account balance, pay your rate notice or enter into a payment arrangement.

paid 5/4/22



SCAN THE QR CODE
to learn more about your
payment plan options.

CITY OF
GOLDCOAST.

Supported by the
GOVERNMENT
Commonwealth Bank of Australia
April to 12th 12th 12th


Total Payable
\$1,575.58

For Credit
Gold Coast City Council
Tax Code
831 066884

Customer Reference No.

000002350402358

In Person / Mail Payment Advice
Name: Hupfield Property Pty Ltd
Ref: 2 3504023 5


Biller Code: 679517
Ref: 2 3504023 5

Payable by

24 March 2022

Use stamp
and initials

No of
Cheques

Cheques (see reverse)

\$

+757+

Gold Coast City Council
188 Lakeside Way
PO Box 5542 GCMC QLD 4226 Australia
P 1300 GOLDCOAST (1300 465 326)
F 07 5592 8211
F 07 5592 3653
Email: enquiries@cityofgoldcoast.com.au
Website: www.cityofgoldcoast.com.au



AU 1-8-1-008385 / 004698 / 004581 0816700045610110

*419 235040235 Credit




Date / /
Cheque

18.1

CITY OF
GOLD COAST.

Rate Notice

Gold Coast City Council ABN 24 659 148 410
Page 1

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 3504032 6

Date of issue
19 July 2021



041 - 90825 - 43679 - RC
Hupfeld Property Pty Ltd
UNIT 239 / 34 Glenferrie Dr
ROBINA QLD 4226

Current rating period:
1 July 2021 to 31 December 2021

\$4,645.25

(see back for payment options)

Due date for payment:
19 August 2021

Total amount payable after due date:
\$4,762.25

(interest penalty applies after due date)

UNIT 238, 34-38 Glenferrie Drive, ROBINA QLD 4226
Lot 238 SP274697
(Payments received after 2 July 2021 may not be included on this notice)

Opening balance	\$3,196.30
State Government and associated charges (see rate assessment page for details)	\$280.20
Council rates and charges (see rate assessment page for details)	\$1,285.75
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$117.00CR
Amount payable if paid by: 19 August 2021	\$4,645.25

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAV* details on the reverse.

27/7/21

\$ 1514-13
\$ 3131-12 Credit



0791660436790304
AU_1-6_10_001649 / 000825 / 043679

CITY OF
GOLD COAST.

In Person / Mail Payment Advice
Name: Hupfeld Property Pty Ltd
Ref: 2 3504032 6

*419 235040326 **Credit**



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 576217
Ref: 2 3504032 6



Post
Billpay

Date / /
Cash
No. of Cheques
Cheques (see reverse)

Total Amount Payable
If paid by: 19 August 2021

\$4,645.25

Total Amount Payable
If paid after: 19 August 2021

\$4,762.25

Teller stamp
and initials

For Credit
Gold Coast City Council

Tran Code 8 3 1 User ID 0 6 6 6 8 4 Customer Reference No. 0 0 0 0 0 2 3 5 0 4 0 3 2 6 5

\$

+ 7 5 7 +

18-2

Notice number 2 3504032 6 Date of issue 17 January 2022

041 - 88097 - 42453 Hupfeld Property Pty Ltd UNIT 239 / 34 Glenferrie Dr ROBINA QLD 4226

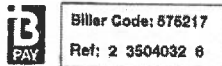
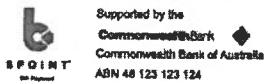
Current rating period: 1 January 2022 to 30 June 2022 \$1,432.63 Due date for payment: 17 February 2022 Total amount payable after due date: \$1,549.63

Table with 2 columns: Description and Amount. Rows include Opening balance (\$16.32CR), State Government and associated charges (\$280.20), Council rates and charges (\$1,285.75), and Amount payable if paid by: 17 February 2022 (\$1,432.63).

To make a voluntary contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY* details on the reverse.

paid

0809450424530300 AU_1-6_9_016173/008087/042453



Total Amount Payable If paid by: 17 February 2022 \$1,432.63

Total Amount Payable If paid after: 17 February 2022 \$1,549.63

Date / / Cash Cheques (see reverse)

For Credit Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No 000002350403265

\$

+757+

19-1


CITY OF **GOLDCOAST**

Rate Notice

Gold Coast City Council ABN 61 358 548 460
Page 1

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number 2 3504041 7	Date of issue 17 January 2022
-------------------------------------	---


041 - 88089 - 42453
Hupfeld Property Pty Ltd
UNIT 239 / 34 Glenferrie Dr
ROBINA QLD 4226

Current rating period:
1 January 2022 to 30 June 2022
\$6,398.92
(see back for payment options)

Due date for payment:
17 February 2022
Total amount payable after due date:
\$6,515.92
(interest penalty applies after due date)

UNIT 239, 34-38 Glenferrie Drive, ROBINA QLD 4226
Lot 239 SP298427
(Payments received after 31 December 2021 may not be included on this notice)

Opening balance	\$4,949.97
State Government and associated charges <i>(see rate assessment page for details)</i>	\$280.20
Council rates and charges <i>(see rate assessment page for details)</i>	\$1,285.75
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$117.00CR
Amount payable if paid by: 17 February 2022	\$6,398.92

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY* details on the reverse.

paid 9/2/22

\$ 3267.80


\$ 3131.12 credit

0609450424530500
0609450424530500

CITY OF **GOLDCOAST**

In Person / Mail Payment Advice
Name: Hupfeld Property Pty Ltd
Ref: 2 3504041 7

*419 235040417 **Credit**

 Supported by the
Commonwealth Bank of Australia
ABN 48 123 123 124

 **Billers Code: 575217**
Ref: 2 3504041 7

 **Post Billpay**

Total Amount Payable
If paid by: 17 February 2022

\$6,398.92

Total Amount Payable
If paid after: 17 February 2022

\$6,515.92

Teller stamp and initials No of Cheques Date / /
Cash Cheques (see reverse)

For Credit
Gold Coast City Council

Trn Code	User ID	Customer Reference No.
8 3 1	0 6 6 6 8 4	0 0 0 0 0 2 3 5 0 4 0 4 1 7 2

\$

+ 7 5 7 +



Armstrong's Insurance Brokers Pty Ltd
 ABN 90 533 581 271 ACN 084476237 AFS Licence No. 244408

20.1

47 Cameron Street Level 5/85 Macquarie St PO Box 2153
 Launceston TAS 7250 Hobart TAS 7000 Launceston TAS 7250

Tel: 03 6331 5455 Tel: 03 6224 9894 W: <http://www.armstrongs.net.au>
 Fax: 03 6331 5488 Fax: 03 6331 5488 E: office@armstrongs.net.au

NEW BUSINESS TAX INVOICE

MADE WITH LOVE BRIDAL
 LAKEHOUSE CORPORATE SPACE
 34-38 GLENFERRIE ROAD
 ROBINA QLD 4226

Date: 03/03/2022
 Invoice Number: 602581
 Account Manager: Hayden Armstrong
 Client Code: MADEWITHLO

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read through the documentation and ensure all details are true and correct including covers required and sums insured. If any details are incorrect or require changes, please contact out office and we will amend the documentation/cover for you.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Business Pack
Insured	MADE WITH LOVE BRIDAL
Policy Description	4 Anstey Street
Policy Number	GA701448783BUSP
Period of Insurance	03/03/2022 to 30/06/2022
Effective Date	03/03/2022
Insurer	HOLLARD INSURANCE COMPANY PTY LTD

*Net of GST
\$1849.95*

Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST	Invoice Total
\$1,510.01	\$0.00	\$100.00	\$149.49	\$90.45	\$170.05	\$2,020.00

Payment Options



Armstrong's Insurance Brokers Pty Ltd

DEFT Reference Number
40667826025817
 Pay by credit card or registered bank account at www.deft.com.au or phone 1300 78 11 45. Payments by credit card may attract a surcharge.

Name: MADE WITH LOVE BRIDAL
Client ID: 3777
Invoice No: 602581



*498 406678 26025817

Payments can be made at any Post Office by cheque or EFTPOS.



Bill Code: 20362
Ref: 40667826025817

Total Due:

\$2,020.00

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Notes: 4 Anstey Street

Policy Number GA701448783BUSP
Period of Cover 3/03/2022 to 30/06/2022 at 4pm
Insured
 Insured Name Hupfeld Property Pty Ltd as Trustee for Hupfeld Bare Trust Brisbane
 Address 4 Anstey Street
 ALBION, QLD, 4010

Policy Wording

HCi Steadfast Client Trading Platform Business Insurance Policy Wording HCi SCTP BI 012022 Effective Date 1 January 2022

Cover Summary

Situation: 4 Anstey Street ALBION QLD 4010 (Principal)

Cover	Taken
Property Damage	Taken
Business Interruption	Taken
Theft	Not Taken
Money	Not Taken
Machinery Breakdown	Not Taken
Electronic Equipment Breakdown	Not Taken
Public & Products Liability	Taken
Glass	Taken
General Property	Not Taken
Employee Dishonesty	Not Taken
Transit	Not Taken
Tax Audit	Not Taken

Claims Experience

Any claims in the last 3 years under the sections to be insured? No

Endorsements

Endorsement # 1

Name POLICY WORDING
Code S900

Wording

HCi Steadfast Client Trading Platform Business Insurance Policy Wording dated 1 January 2022 applies to this Policy.

Situation Details

Situation: 4 Anstey Street ALBION QLD 4010 (Principal)

Business Details

Selected Occupation Property Owner (Commercial and/or Residential tenant/s)
Annual Turnover \$ 100,000
Tenant Business Bridal Wear Retailing

Situation Details

Construction

Multiple Buildings on site	No
Year built	1980
Year last rewired	2007
Building Details	
No. of Storeys	1
Floors	Concrete
Walls	Concrete / Stone
Roof	Iron/Steel/Aluminium on steel
Expanded Polystyrene (EPS)	0%
Fire Protection	
Fire Extinguishers	
Security Protection	
Deadlocks on doors	
Other Details	
Is there an ATM on premises	No
Premises Location	Main or Suburban street
Premises connected to town water	Yes
Type of Fire Brigade	Professional Manned 24 hours
Store Flammable Goods	No

Interested Parties

No Interested Parties noted

Property Damage cover section

Property Damage Information

Is your premises more than 50% vacant	No
Is the building heritage or national trust listed	No
Does your premises contain a restaurant or bar?	No
Are there any deep fryers or any wok cooking?	No

Sum Insured

Buildings	\$ 1,100,000
Method of Settlement	Reinstatement or replacement
Contents	\$ Not Insured
Method of Settlement	Reinstatement or replacement
Stock	\$ Not Insured
Specified Items	Not Insured
Limit of Liability	\$ 1,320,000
Extra cost of reinstatement	\$ As per policy wording
Removal of debris	\$ 220,000
Rewriting of records	\$ 50,000
Playing surfaces	\$ 50,000

Optional covers

Strata title mortgagee(s) interest	Not Insured
Flood cover	Not Insured

Applicable Excess

Excess	\$ 250
--------	--------

Additional Benefit - Costs related to damage to Glass in vacant Building(s)
 The Excess that applies to this additional benefit is:
 a) the Excess shown in the Policy Schedule; or
 b) \$500;
 whichever is the greater

Earthquake, volcanic eruption,
subterranean fire or tsunami

a) \$20,000; or
b) an amount equal to 1% of the
Total Sum Insured for that
Premises;
whichever is the lesser, is
payable by You during any one
period of 72 consecutive hours

Business Interruption cover section

Cover Type Insurable Gross Profit
Indemnity Period (months) 12

Sum Insured

Insurable Gross Profit \$ 100,000
Additional increase in cost of working \$ 25,000
Accounts Receivable \$ 7,500
Claims preparation and proving expenses \$ 10,000
Documents \$ 28,500

Optional cover

Goodwill \$ Not Insured

Uninsured Working Expenses

Purchases 100%
Discounts Allowed 100%
Bad Debt 100%

Public and Products Liability cover section

General Liability and Products Liability Limit of liability
\$ 20,000,000

Details of Business

Property Owner Liability only Yes

Contractors and Subcontractors

Do you engage contractors and/or subcontractors in your
business No

Labour Hire

Do you engage labour hire or hired in labour in your business No

Designated Contracts

Do you have any contracts to be designated No

Hazardous Activities and Substances

Do you, or do you intend to use, store or handle hazardous
substances No

Do you discharge waste or hazardous material into the
atmosphere, sewer or elsewhere No

Do you perform "hot work" away from own premises that involves the
use of cutting, welding, grinding or soldering equipment? No

Hire Out Equipment or Staff

Do you hire out equipment and/or staff? No

USA/Canada Exports

USA / Canada Exports No

Other Details (if applicable)

Additional benefit

Property in Your physical or legal control \$ 250,000

Applicable Excesses

Property in Your physical or legal control \$ 500

All other Property Damage claims \$ 500

Glass cover section

External Glass Yes

Internal Glass Yes

Specified Glass Not Insured

Additional benefit - Signs \$ 10,000

Applicable Excess

Excess \$ 250

IMPORTANT NOTICES & INFORMATION

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact your Account Manager if you have any questions or require further advice/assistance.

ESSENTIAL READING OF POLICY WORDING

The policy wordings for your insurances are essential reading to understand what is protected by each policy. Read them carefully as soon as possible and contact us if you have any concerns about the extent of your cover.

DUTY TO NOT MAKE A MISREPRESENTATION (CONSUMER CONTRACTS)

If insurance contract is a consumer contract, which we will advise you in your Statement of Advice you have a duty to take reasonable care not to make a misrepresentation to the insurer (your duty).

Your duty applies only in respect of a policy that is a consumer insurance contract, which is a term defined in the ICA.

Your duty applies before you enter into the policy, and also before you renew, extend, vary, or reinstate the policy.

Before you do any of these things, you may be required to answer questions and the insurer will use the answers you provide in deciding whether to insure you, and anyone else to be insured under the policy, and on what terms. To ensure you meet your duty, your answers to the questions must be truthful, accurate and complete.

If you fail to meet your duty, the insurer may be able to cancel your contract, or reduce the amount it will pay if you make a claim, or both.

If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

YOUR DUTY OF DISCLOSURE (ALL OTHER INSURANCE CONTRACTS)

Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, may affect their decision to insure you and on what terms.

You have this duty until they agree to insure you. You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- they know or should know as an insurer; or
- they waive your duty to tell them about.

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

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

UNDERINSURANCE

Underinsurance occurs when you have not insured the full repair or replacement value of your property/asset. If you are underinsured, your insurer may rely on any 'Average' or 'Co-insurance' clause in the insurance policy. This means you may not receive full compensation for your loss and would have to bear part of the loss yourself.

Reviewing the sums insured and declared values on a regular basis and at each renewal will help you to ensure that you have maximum protection under your policies.

You need to decide whether to increase the sums insured or declared values of insured property/assets, and whether you require replacement on a 'new for old' basis. It is also important to consider other costs such as removal of debris and any additional costs that may be required to replace the damaged property/asset. The value of the property/assets insured may need to be updated if you change locations, renovate or expand your premises, or purchase new property/assets (especially if your purchases are substantial).

In some cases insured property (like a motor vehicle) may depreciate in value or you may want to reduce the insured values to ensure that you are paying a competitive premium.

If you want to discuss whether insured property/asset values should be changed in your policies, please contact your Account Manager for assistance. If a change to the value of the property/assets insured under your policies is not notified to us, we cannot communicate these changes to the insurer.

AVERAGE OR CO-INSURANCE

Some policies contain an Average clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance. These clauses are also called "Co-Insurance" clauses.

A simple example is as follows:

Full (Replacement) Value	\$1,000,000
Sum Insured	\$ 500,000

Therefore you would be self insured for 50% of the Full Value.

Amount of Claim, say	\$ 100,000
Amount payable by Insurers as a result of the application of Average/Co-Insurance, i.e. 50%,	\$ 50,000

Some Business Interruption policies contain an Average/Co-Insurance clause, but the calculation is different. Generally, the Rate of Gross Profit, Revenue or Rentals (as applicable) is applied to the Annual Turnover, Revenue or Rentals (as applicable) (after adjustment for business trends or other circumstances).

If you are in any doubt about whether and how Average/Co-Insurance clauses apply to your insurances, please contact your Account Manager for assistance.

SUBROGATION AND/OR HOLD HARMLESS AGREEMENTS

You can prejudice your rights to claim under your insurance if you make any agreement with a third party that will prevent or limit the Insurer from recovering the loss from that party (or another party who would otherwise be liable). This can occur when you sign a contract containing an indemnity clause, "hold harmless" clause or a release – unless you obtain the Insurer's consent in advance.

This is because some policies contain a 'contractual liability exclusions' that mean the Insurer can refuse to pay or reduce the amount it is liable to pay by the extent to which it is unable to recover from the third party. These exclusions are often found in public and products liability, broadform liability and professional indemnity policies.

Examples of such agreements are the "hold harmless" clauses which are often found in leases, in property management contracts, in maintenance or supply contracts from burglar alarm or fire protection installers and in repair contracts. Other contracts you sign from time to time relating to your business operations (e.g. supply agreements, equipment hire contracts, event hire contracts, labour hire contracts, subcontracts, design and construct contracts, consultancy agreements etc.) may contain indemnity clauses and releases which may trigger the operation of policy exclusions or breach the conditions of your insurance.

Do not sign a contract or lease without contacting your broker and/or taking legal advice as to whether the contract terms will prejudice your insurance protection under your policies. If you are in doubt or require further assistance, please consult your Account Manager.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property. This will help avoid arguments after a loss and ensure that any claims are efficiently processed.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. The decision as to who should insure the property is not left to your discretion. You may have other insurance (for example, public liability) which may assist you meet claims relating to property damage or personal injury caused to or by property which you lease or hire. Please note, there is usually a sub-limit on the amount of claims that can be made for damage to property in your temporary care, custody or control.

If the responsibility to insure lies with the owner, we recommend you try to ensure the lease or hire conditions waive any rights of recovery against you, even when the damage is due to your negligence. This will prevent the owner's Insurer making a recovery against you.

If there are no conditions relating to responsibility to insure in the hire or lease contract, you should write to the owner asking who is to insure the property.

UNNAMED PARTIES

If you require a person to be named as a co-insured, a joint insured, an insured person or if you require the interest of a third party to be covered by your policy, you **must** request this in advance. Most policy conditions will not provide indemnity to other parties (e.g., mortgagees, lessors, principals etc) unless their interest is properly noted on the policy. Please note, while we can ask, we cannot guarantee that an insurer will accommodate a request to include a further party as an insured under your policy or to note the interests of another party on your policy.

If this is required under a contract or agreement, do not sign the contract without checking with us whether the insurer is prepared to include the other party as an insured or note that party's interests. You should also be aware that it may not be in your best interests to make arrangements to have someone else insured under the terms of your policy. We can advise you about this.

If you would like assistance or guidance with the insurance requirements under a contract, please consult your Account Manager.

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance.

These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

ADDITIONAL INSURED AND NOTING INTERESTS

If a person is to be named on your policy or insured as a coinsured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability

policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

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Armstrong's Insurance Brokers Pty Ltd

A.F.S. 244408
A.B.N. 90 533 581 271

NON RENEWABLE INSURANCE

Cover under your policies terminates on the date shown in this Manual or as indicated in our tax invoice or adjustment note.

While insurers will send renewal offers for most insurance policies, there are some which are not "renewable". For these, if you wish to effect similar insurance for a subsequent period, you will need to complete a further proposal before the current policy expires so that we can seek terms of insurance and quotations on your behalf.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

UNAUTHORISED FOREIGN INSURERS

In limited cases, we may recommend that you insure with an unauthorised foreign insurer. An unauthorised foreign insurer is an insurer that is not authorised under the Insurance Act 1973 (**Act**) to conduct insurance business in Australia and is not subject to the system of financial supervision of general insurers in Australia that is monitored by the Australian Prudential Regulation Authority.

If the insurer becomes insolvent, you will not be protected by the Federal Government's Financial Claims Scheme provided under Part VC of that Act.

Hupfeld Super Fund

\$710,000 Loan amount

Hupfeld Bare Trust Brisbane
 LRBA from Josh & Carla personally
 Property - 4 Anstey Street, Albion
 1st payment due

14/02/2022

2022 year
 365 days

Safe Harbour

	Opening balance	Repayment	Balance	Days	ATO	Benchmark	Interest Rate	Interest	Closing Balance
Loan funding 14/01/22	710,000.00		\$710,000.00		31		5.10%	\$3,066.97	\$710,000.00
Interest to 14/02/22			710,000.00						\$713,066.97
repayment 15/02/22	\$713,066.97	\$5,651.69	\$707,415.28		28		5.10%	\$2,760.08	\$707,415.28
Interest to 14/03/22	\$707,415.28		\$707,415.28						\$710,175.36
repayment 14/03/22	\$710,175.36	\$5,651.69	\$704,523.67		31		5.10%	\$3,043.31	\$704,523.67
Interest to 14/04/22	\$704,523.67		\$704,523.67						\$707,566.98
repayment 14/04/22	\$707,566.98	\$5,651.69	\$701,915.29		30		5.35%	\$3,078.07	\$701,915.29
Interest to 14/05/22	\$701,915.29		\$701,915.29						\$704,993.36
repayment 14/05/22	\$704,993.36	\$5,651.69	\$699,341.67		31		5.35%	\$3,169.01	\$699,341.67
Interest to 14/06/22	\$699,341.67		\$699,341.67						\$702,510.68
repayment 14/06/22	\$702,510.68	\$5,742.38	\$696,768.30						\$696,768.30
									\$15,117.44

Safe harbour interest rate rise per ATO
 180 months loan term - 3 gone = 177 months to go
 repayments go to \$5742.38 from May 2022

42010 Anstey

21-1

42010 237 Glenferrie

22-1

10 year loan

Hupfield Super Fund
Interest on loan Lot 237/34 Glenferrie Drive, Robina Qld 4226

\$404,250 Loan amount

1st pmt due 13/01/2020

Interest for the 2020 year is taken from the original Loan schedule

	Opening balance	Repayment	Balance	Days	Benchmark Interest Rate	Interest	Closing Balance
Opening balance 01/07/2021	357,237.53		\$357,237.53				\$357,237.53
Interest to 13/07/2021	357,237.53			31	5.10%	\$1,543.15	\$358,780.68
repayment 13/07/2021	\$358,780.68	\$4,475.83	\$354,304.85				\$354,304.85
Interest to 13/08/21	\$354,304.85			31	5.10%	\$1,530.48	\$355,835.33
repayment 13/08/2021	\$355,835.33	\$4,475.83	\$351,359.50				\$351,359.50
Interest to 13/09/2021	\$351,359.50			30	5.10%	\$1,468.80	\$352,828.30
repayment 13/09/2021	\$352,828.30	\$4,475.83	\$348,352.47				\$348,352.47
Interest to 13/10/21	\$348,352.47			30	5.10%	\$1,456.23	\$349,808.70
repayment 13/10/2021	\$349,808.70	\$4,475.83	\$345,332.87				\$345,332.87
Interest to 13/11/2021	\$345,332.87			31	5.10%	\$1,491.72	\$346,824.59
repayment 13/11/2021	\$346,824.59	\$4,475.83	\$342,348.76				\$342,348.76
Interest to 13/12/2021	\$342,348.76			30	5.10%	\$1,431.13	\$343,779.89
repayment 13/12/2021	\$343,779.89	\$4,475.83	\$339,304.06				\$339,304.06
Interest to 13/01/2022	\$339,304.06			31	5.10%	\$1,469.70	\$340,773.76
repayment 13/01/2022	\$340,773.76	\$4,475.83	\$336,297.93				\$336,297.93
Interest to 13/02/2022	\$336,297.93			31	5.10%	\$1,452.70	\$337,750.62
repayment 13/02/2022	\$337,750.62	\$4,475.83	\$333,274.79				\$333,274.79
Interest to 13/03/2022	\$333,274.79			28	5.10%	\$1,300.32	\$334,575.11
repayment 13/03/2022	\$334,575.11	\$4,475.83	\$330,099.28				\$330,099.28
Interest to 13/04/2022	\$330,099.28			31	5.10%	\$1,425.92	\$331,525.20
repayment 13/04/2022	\$331,525.20	\$4,475.83	\$327,049.37				\$327,049.37
Interest to 13/05/2022	\$327,049.37			30	5.35%	\$1,438.12	\$328,487.49
repayment 13/05/2022	\$328,487.49	\$4,475.83	\$324,011.66				\$324,011.66
Interest to 13/06/2022	\$324,011.66			31	5.35%	\$1,472.26	\$325,483.92
repayment 13/06/2022	\$325,483.92	\$4,475.83	\$321,008.09				\$321,008.09

Closing balance given to SY for fin planning

Safe Harbour interest rate change per ATO
Loan 120 months total - 28 months gone = 92 months to go

\$17,480.52

\$3,709.96

42010 239 Glenferrie

23-1

Hupfield Super Fund
Interest on loan Lot 239/34 Glenferrie Drive, Robina Qld 4226

\$481,250 Loan amount

\$5328.37 normal repayment + \$4000 extra repayment

1st pmt due 13/01/2020

Interest for the 2020 year is taken from the original Loan schedule

	Opening balance	Repayment	Balance	Days	ATO Benchmark Interest rate	Interest	Closing Balance
Opening balance 01/07/2021	424,401.45		\$424,401.45				\$424,401.45
Interest to 13/07/2021	\$426,234.73	\$9,328.37	\$416,906.36	31	5.10%	\$1,833.28	\$426,234.73
repayment 13/07/2021	\$416,906.36		\$416,906.36				\$416,906.36
Interest to 13/08/21	\$418,707.26	\$9,328.37	\$409,378.89	31	5.10%	\$1,800.90	\$418,707.26
repayment 13/08/2021	\$409,378.89		\$409,378.89				\$409,378.89
Interest to 13/09/2021	\$411,090.23	\$9,328.37	\$401,761.86	30	5.10%	\$1,711.34	\$411,090.23
repayment 13/09/2021	\$401,761.86		\$401,761.86				\$401,761.86
Interest to 13/10/21	\$403,441.35	\$9,328.37	\$394,112.98	30	5.10%	\$1,679.50	\$403,441.35
repayment 13/10/2021	\$394,112.98		\$394,112.98				\$394,112.98
Interest to 13/11/2021	\$395,815.42	\$9,328.37	\$386,487.05	31	5.10%	\$1,702.44	\$395,815.42
repayment 13/11/2021	\$386,487.05		\$386,487.05				\$386,487.05
Interest to 13/12/2021	\$388,102.69	\$9,328.37	\$378,774.32	30	5.10%	\$1,615.64	\$388,102.69
repayment 13/12/2021	\$378,774.32		\$378,774.32				\$378,774.32
Interest to 13/01/2022	\$380,414.99	\$9,328.37	\$371,086.62	31	5.10%	\$1,640.66	\$380,414.99
repayment 13/01/2022	\$371,086.62		\$371,086.62				\$371,086.62
Interest to 13/02/2022	\$372,689.59	\$9,328.37	\$363,361.22	31	5.10%	\$1,602.97	\$372,689.59
repayment 13/02/2022	\$363,361.22		\$363,361.22				\$363,361.22
Interest to 13/03/2022	\$364,778.92	\$9,328.37	\$355,450.55	28	5.10%	\$1,417.70	\$364,778.92
repayment 13/03/2022	\$355,450.55		\$355,450.55				\$355,450.55
Interest 14/3/22 to 27/03/22	\$356,145.87	\$10,000.00	\$346,145.87	14	5.10%	\$695.32	\$356,145.87
Ad hoc repayment 28/03/22	\$346,145.87		\$346,145.87				\$346,145.87
Interest to 13/04/2022	\$346,965.84	\$9,328.37	\$337,637.47	17	5.10%	\$819.97	\$346,965.84
repayment 13/04/2022	\$337,637.47		\$337,637.47				\$337,637.47
Interest to 13/05/2022	\$339,122.15	\$9,328.37	\$329,793.78	30	5.35%	\$1,484.68	\$339,122.15
repayment 13/05/2022	\$329,793.78		\$329,793.78				\$329,793.78
Interest to 13/06/2022	\$331,292.31	\$5,328.37	\$325,963.94	31	5.35%	\$1,498.53	\$331,292.31
repayment 13/06/2022							\$325,963.94
		<u>117940.44</u>				<u>\$19,502.93</u>	

Int to date \$16519.72

Safe harbour interest rate increase per ATO

Loan 120 months total - 28 months gone = 92 months left

\$4k extra repayment should have turned off for June 2022

check what payments were made and adjust interest if required.

24-1

Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Strata Levy Fees (42100)					
<u>237/34 Glenferrie Drive, Robina QLD 4226 (HUPF237)</u>					
21/09/2021	BPAY TO DEFT PAYMENTS BP		2,664.16	25.1	2,664.16 DR
12/01/2022	BPAY TO DEFT PAYMENTS BP		2,663.67	25.2	5,327.83 DR
27/04/2022	BPAY TO DEFT PAYMENTS BP [BPAY TO DEFT PAYMENTS BP Bpay 2533740291000000167]		2,705.15	25.3	8,032.98 DR
			8,032.98		8,032.98 DR
<u>238/34 Glenferrie Drive, Robina QLD 4226 (HUPF238)</u>					
21/09/2021	BPAY TO DEFT PAYMENTS BP		2,659.16	26.1	2,659.16 DR
12/01/2022	BPAY TO DEFT PAYMENTS BP		2,658.67	26.2	5,317.83 DR
27/04/2022	BPAY TO DEFT PAYMENTS BP [BPAY TO DEFT PAYMENTS BP Bpay 2533740291000000175]		2,700.25	26.3	8,018.08 DR
			8,018.08		8,018.08 DR
<u>239/34 Glenferrie Drive, Robina QLD 4226 (HUPF239)</u>					
21/09/2021	BPAY TO DEFT PAYMENTS BP		2,866.51	27.1	2,866.51 DR
12/01/2022	BPAY TO DEFT PAYMENTS BP		2,865.98	27.2	5,732.49 DR
27/04/2022	BPAY TO DEFT PAYMENTS BP [BPAY TO DEFT PAYMENTS BP Bpay ref 25337402910000000183]		2,910.44	27.3	8,642.93 DR
			8,642.93		8,642.93 DR
Total Debits:			24,693.99		
Total Credits:			0.00		

251

Body Corporate for Lakehouse Corporate Space CTS 48537

34-38 Glenferrie Drive Robina QLD 4226

Tel: 07 5504 2000 Fax: 07 5504 2001 Email: sskb@sskb.com.au

TAX INVOICE
ABN 27 833 752 932

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

Notice Date 17 August 2021
Lot Number 237 Unit Number 237
Account Number 16
Contribution Entitlements 27
Interest Entitlements 27

Amount Payable \$2,930.58
Payment Due 01/10/21

Please make your cheque payable to The body corporate for, Lakehouse Corporate Space CTS 48537

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/10/21 to 31/01/22	01/10/21	2,283.93	0.00		2,283.93
Sinking Fund	01/10/21 to 31/01/22	01/10/21	498.15	0.00		498.15
Insurance	01/10/21 to 31/01/22	01/10/21	148.50	0.00		148.50

paid 21/9/21

*Net of
Gst \$ 2664.16*

(Contributions include GST)
GST component on gross of \$2,930.58 is \$266.42
AMOUNT PAYABLE: \$2,930.58

NOTES

Fast. Secure. Convenient.

Get levy notices and meeting documentation securely and instantly delivered to your inbox!
Ditch the waste and go paperless.

For more details visit our website - www.sskb.com.au/paperless



DEFT

PAYMENT SYSTEMS

SSKB (Gold Coast) Pty Ltd

DEFT Reference Number: 253374029 1000 0000 167



Pay over the Internet from your **Credit Card or
**pre-registered bank a/c at www.deft.com.au
** A surcharge may apply to credit card transactions



Biller Code 96503
Ref: 253374029 1000 0000 167



By phone from your **Credit Card or **pre-
registered bank account
Call 1300 301 090 Int +612 8232 7395

Contact your participating financial institution to make this payment
from your cheque or savings account.

Account	THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No.	237
Owner	HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require
registration. Please complete a Customer Initiated Direct Debit registration
form available at www.deft.com.au or call 1800 872 112



Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to
The Body Corporate For Lakehouse Corporate Space
CTS 48537

UPOST In person: pay by cash, cheque or EFTPOS at
billpay any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee



*442 253374029 10000000167

TOTAL AMOUNT DUE
DUE DATE 01/10/21

\$2,930.58

+253374029 10000000167<

000293058<4+

252

Lakehouse Corporate Space CTS 48537

34/38 Glenferrie Drive Robina QLD 4226
Tel: 07 5504 2000 Fax: 07 5504 2701 Email: sskb@sskb.com.au

TAX INVOICE
ABN 27 833 752 932

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

Notice Date 9 December 2021
Lot Number 237 Unit Number 237
Account Number 16
Contribution Entitlements 27
Interest Entitlements 27

Amount Payable \$2,930.04
Payment Due 01/02/22

Please make your cheque payable to The Body Corporate for, Lakehouse Corporate Space CTS 48537

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/02/22 to 31/05/22	01/02/22	2,283.66	0.00		2,283.66
Sinking Fund	01/02/22 to 31/05/22	01/02/22	497.88	0.00		497.88
Insurance	01/02/22 to 31/05/22	01/02/22	148.50	0.00		148.50

12/1/22

\$2663.67 net of GST

(Contributions include GST)
GST component on gross of \$2,930.04 is \$266.37
AMOUNT PAYABLE: \$2,930.04

NOTES

Delivery of your Levy Notice: Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address.
Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.
Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.



DEFT

PAYMENT SYSTEMS

SSKB GOLD COAST PTY LTD

DEFT Reference Number: 253374029 1000 0000 167

Pay over the internet from your **Credit Card or pre-registered bank a/c at www.deft.com.au
** A surcharge may apply to credit card transactions
By phone from your **Credit Card or pre-registered bank account
Call 1300 301 090 Int +612 8232 7395



Biller Code: 96503
Ref: 253374029 1000 0000 167

Contact your participating financial institution to make this payment from your cheque or savings account.

Account THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No. 237
Owner HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162



Pay by mailing this payment slip with your cheque to DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to The Body Corporate For Lakehouse Corporate Space CTS 48537

POST In person, pay by cash, cheque or EFTPOS at billpay any Post Office in Australia
Payments made at Australia Post will incur a \$2.75 DEFT processing fee



*442 253374029 10000000167

TOTAL AMOUNT DUE
DUE DATE 01/02/22

\$2,930.04

+253374029 10000000167<

000293004<4+

253

Lakehouse Corporate Space CTS 48537

34-38 Glenferrie Drive Robina QLD 4226

Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

TAX INVOICE
ABN 27 833 752 932

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

Notice Date 20 April 2022
Lot Number 237 Unit Number 237
Account Number 16
Contribution Entitlements 27
Interest Entitlements 27

Amount Payable \$2,975.67
Payment Due 01/06/22

Please make your cheque payable to The Body Corporate for, Lakehouse Corporate Space CTS 48537

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/06/22 to 30/09/22	01/06/22	2,283.93	0.00		2,283.93
Sinking Fund	01/06/22 to 30/09/22	01/06/22	546.21	0.00		546.21
Insurance	01/06/22 to 30/09/22	01/06/22	145.53	0.00		145.53

Handwritten note: } Nil of GST
2705.52

(Contributions include GST)
GST component on gross of \$2,975.67 is \$270.52
AMOUNT PAYABLE: \$2,975.67

NOTES

Delivery of your Levy Notice: Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address.
Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.
Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.



SSKB GOLD COAST PTY LTD

DEFT Reference Number: 253374029 1000 0000 167

Pay over the Internet from your **Credit Card or *pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions
By phone from your **Credit Card or *pre-registered bank account.
Call 1300 301 090



Billers Code: 96503
Ref: 253374029 1000 0000 167

Contact your participating financial institution to make this payment from your cheque or savings account.

Account THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No. 237
Owner HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1300 301 090



Pay by mailing this payment slip with your cheque to:
DEFT
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
The Body Corporate For Lakehouse Corporate Space CTS 48537

Post Billpay Pay in-store at Australia Post by cheque or EFTPOS



*496 253374029 10000000167

TOTAL AMOUNT DUE
DUE DATE 01/06/22

\$2,975.67

+253374029 10000000167<

000297567<4+

26-1

Corporate Space CTS 48537
34-38 Glenferrie Drive Robina QLD 4226
Tel: 07 5504 2000 Fax: 07 5504 2001 Email: sskb@sskb.com.au

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

TAX INVOICE
ABN 27 833 752 932

Notice Date 17 August 2021
Lot Number 238 Unit Number 238
Account Number 17
Contribution Entitlements 27
Interest Entitlements 26

Amount Payable \$2,925.08
Payment Due 01/10/21

Account
Admin Fund
Sinking Fund
Insurance

Period
01/10/21 to 31/01/22
01/10/21 to 31/01/22
01/10/21 to 31/01/22

CURRENT CONTRIBUTIONS

Due Date	Amount	Discount	If Received by	Net Amount
01/10/21	2,283.93	0.00		2,283.93
01/10/21	498.15	0.00		498.15
01/10/21	143.00	0.00		143.00

Please make your cheque payable to The Body Corporate for Lakehouse Corporate Space CTS 48537

paid

(Contributions include GST)
GST component on gross of \$2,925.08 is \$265.92
AMOUNT PAYABLE: \$2,925.08

Net of GST \$2659.16

NOTES
Fast. Secure. Convenient.
Get levy notices and meeting documentation securely and instantly delivered to your inbox!
Ditch the waste and go paperless.
For more details visit our website - www.sskb.com.au/paperless



SSKB (Gold Coast) Pty Ltd

Pay over the Internet from your **Credit Card or
*pre-registered bank account at www.deft.com.au.
** A surcharge may apply to credit card transactions.

iBPAY Biller Code: 96503
Ref: 253374029 1000 0000 175

DEFT Reference Number: 253374029 1000 0000 175

Account THE BODY CORPORATE FOR
LAKEHOUSE CORPORATE SPACE
CTS 48537
Lot No. 238
Owner HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require
registration. Please complete a Customer Included Debit Credit registration
form available at www.deft.com.au or call 1300 072 162

Contact your participating financial institution to make this payment
from your cheque or savings account.

POST In person pay by cash, cheque or EFTPOS at
billpay any Post Office in Australia.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
The Body Corporate For Lakehouse Corporate Space
CTS 48537



*442 253374029 10000000175

TOTAL AMOUNT DUE
DUE DATE 01/10/21

\$2,925.08

+253374029 10000000175<

000292508<4+

26.2

Body Corporate for Lakehouse Corporate Space CTS 48537

34-38 Glenferrie Drive Robina QLD 4226

Tel: 07 5504 2000 Fax: 07 5504 2001 Email: sskb@sskb.com.au

TAX INVOICE
ABN 27 833 752 932

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

Notice Date 9 December 2021
Lot Number 238 Unit Number 238
Account Number 17
Contribution Entitlements 27
Interest Entitlements 26

Amount Payable \$2,924.54
Payment Due 01/02/22

Please make your cheque payable to The body corporate for, Lakehouse Corporate Space CTS 48537

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/02/22 to 31/05/22	01/02/22	2,283.66	0.00		2,283.66
Sinking Fund	01/02/22 to 31/05/22	01/02/22	497.88	0.00		497.88
Insurance	01/02/22 to 31/05/22	01/02/22	143.00	0.00		143.00

paid 12/1/22
Net of GST \$2658.67

(Contributions include GST)
GST component on gross of \$2,924.54 is \$265.87
AMOUNT PAYABLE: \$2,924.54

NOTES

Delivery of your Levy Notice: Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address.
Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.
Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.



SSKB GOLD COAST PTY LTD

DEFT Reference Number: 253374029 1000 0000 175



Pay over the Internet from your **Credit Card or *pre-registered bank a/c at www.deft.com.au
** A surcharge may apply to credit card transactions



Biller Code 96503
Ref: 253374029 1000 0000 175



By phone from your **Credit Card or *pre-registered bank account
Call 1300 301 090 Int +612 8232 7395

Contact your participating financial institution to make this payment from your cheque or savings account

Account	THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No.	238
Owner	HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162



Pay by mailing this payment slip with your cheque to
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to
The Body Corporate For Lakehouse Corporate Space
CTS 48537

POST billpay In person, pay by cash, cheque or EFTPOS at any Post Office in Australia.
Payment made at Australia Post will incur a \$2.75 DEFT processing fee



*442 253374029 10000000175

TOTAL AMOUNT DUE \$2,924.54
DUE DATE 01/02/22

+253374029 10000000175<

000292454<4+

Body Corporate for

Lakehouse Corporate Space CTS 48537

26-3

34-38 Glenferrie Drive Robina QLD 4226

Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

TAX INVOICE
ABN 27 833 752 932

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

Notice Date 20 April 2022
Lot Number 238 Unit Number 238
Account Number 17
Contribution Entitlements 27
Interest Entitlements 26

Amount Payable \$2,970.28
Payment Due 01/06/22

Please make your cheque payable to The body corporate for, Lakehouse Corporate Space CTS 48537

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/06/22 to 30/09/22	01/06/22	2,283.93	0.00		2,283.93
Sinking Fund	01/06/22 to 30/09/22	01/06/22	546.21	0.00		546.21
Insurance	01/06/22 to 30/09/22	01/06/22	140.14	0.00		140.14

(Contributions include GST)

GST component on gross of \$2,970.28 is \$270.03

AMOUNT PAYABLE: \$2,970.28

Handwritten: } 2700.25

NOTES

Delivery of your Levy Notice: Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address. Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate. Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.



DEFT

PAYMENT SYSTEMS

SSKB GOLD COAST PTY LTD

DEFT Reference Number: 253374029 1000 0000 175



Pay over the Internet from your **Credit Card or *pre-registered bank a/c at www.deft.com.au,
** A surcharge may apply to credit card transactions



Billor Code: 96503
Ref: 253374029 1000 0000 175



By phone from your **Credit Card or *pre-registered bank account.
Call 1300 301 090

Contact your participating financial institution to make this payment from your cheque or savings account.

Account THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No. 238
Owner HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1300 30 10 90



Pay by mailing this payment slip with your cheque to:
DEFT
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
The Body Corporate For Lakehouse Corporate Space CTS 48537



Pay in-store at Australia Post by cheque or EFTPOS

TOTAL AMOUNT DUE
DUE DATE 01/06/22

\$2,970.28



*496 253374029 10000000175

+253374029 10000000175<

000297028<4+

Corporate Space CTS 48537

34-38 Glenferrie Drive Robina QLD 4226
Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

TAX INVOICE
ABN 27 833 752 932

Notice Date 17 August 2021
Lot Number 239 Unit Number 239
Account Number 18
Contribution Entitlements 29
Interest Entitlements 30

Amount Payable \$3,153.16
Payment Due 01/10/21

Please make your cheque payable to The body corporate for, Lakehouse Corporate Space CTS 48537

Account
Admin Fund
Sinking Fund
Insurance

Period
01/10/21 to 31/01/22
01/10/21 to 31/01/22
01/10/21 to 31/01/22

CURRENT CONTRIBUTIONS

Due Date	Amount	Discount	If Received by	Net Amount
01/10/21	2,453.11	0.00		2,453.11
01/10/21	535.05	0.00		535.05
01/10/21	165.00	0.00		165.00

Period

(Contributions include GST)
GST component on gross of \$3,153.16 is \$286.65
AMOUNT PAYABLE: \$3,153.16

Net of Gsk \$2866.51

Fast. Secure. Convenient.
Get levy notices and meeting documentation securely and instantly delivered to your inbox!
Ditch the waste and go paperless.
For more details visit our website - www.sskb.com.au/paperless



SSKB (Gold Coast) Pty Ltd

DEFT Reference Number: 253374029 1000 0000 183

Pay over the internet from your **Credit Card or *pre-registered bank a/c at www.deft.com.au
** A surcharge may apply to credit card transactions
By phone from your **Credit Card or *pre-registered bank account
Call 1300 301 090 Int +612 8232 7395

IBPAY Biller Code: 96503
Ref: 253374029 1000 0000 183

Account	THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No.	239
Owner	HUPFELD PROPERTY PTY LTD ATF

Contact your participating financial institution to make this payment from your cheque or savings account.

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1900 672 162

Pay by mailing this payment slip with your cheque to DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to The Body Corporate For Lakehouse Corporate Space CTS 48537

POST billpay In person, pay by cash, cheque or EFTPOS at any Post Office in Australia
Payments made at Australia Post will incur a \$2.75 DEFT processing fee



TOTAL AMOUNT DUE \$3,153.16
DUE DATE 01/10/21

+253374029 10000000183<

000315316<4+

27-2

Lakehouse Corporate Space CTS 48537

34-36 Glenferrie Drive, Robina Qld 4226

Tel: 07 5504 2000 Fax: 07 5504 2001 Email: sskb@sskb.com.au

TAX INVOICE
ABN 27 833 752 932

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

Notice Date 9 December 2021
Lot Number 239 Unit Number 239
Account Number 18
Contribution Entitlements 29
Interest Entitlements 30

Amount Payable \$3,152.58
Payment Due 01/02/22

Please make your cheques payable to The Body Corporate for Lakehouse Corporate Space CTS 48537

Account	Period	CURRENT CONTRIBUTIONS				If Received by	Net Amount
		Due Date	Amount	Discount			
Admin Fund	01/02/22 to 31/05/22	01/02/22	2,452.82	0.00		2,452.82	
Sinking Fund	01/02/22 to 31/05/22	01/02/22	534.76	0.00		534.76	
Insurance	01/02/22 to 31/05/22	01/02/22	165.00	0.00		165.00	

12/1/22

Net of GST \$2865.99

(Contributions include GST)
GST component on gross of \$3,152.58 is \$286.59
AMOUNT PAYABLE: \$3,152.58

NOTES

Delivery of your Levy Notice. Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address.
Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.
Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.



DEFT

PAYMENT SYSTEMS

SSKB GOLD COAST PTY LTD

DEFT Reference Number: 253374029 1000 0000 183

Pay over the Internet from your "Credit Card or pre-registered bank a/c at www.deft.com.au
* A surcharge may apply to credit card transactions
By phone from your "Credit Card or pre-registered bank account"
Call 1300 301 090 Int +612 8232 7395



Bill Code 96503
Ref: 253374029 1000 0000 183

Contact your participating financial institution to make this payment from your cheque or savings account.

Account THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No. 239
Owner HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 102



Pay by making this payment slip with your cheque to DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
The Body Corporate For Lakehouse Corporate Space CTS 48537

POST in person, pay by cash, cheque or EFTPOS at **billpay** any Post Office in Australia
Payments made at Australia Post will incur a \$2.75 DEFT processing fee



*442 2533 74029 10000000183

TOTAL AMOUNT DUE
DUE DATE 01/02/22

\$3,152.58

+253374029 10000000183<

000315258<4+

Body Corporate for

Lakehouse Corporate Space CTS 48537

27.3

34-38 Glenferrie Drive Robina QLD 4226

Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

TAX INVOICE
ABN 27 833 752 932

CONTRIBUTIONS NOTICE & other charges

Hupfeld Property Pty Ltd ATF
237-239 / 34 Glenferrie Dve
ROBINA QLD 4226

Notice Date 20 April 2022
Lot Number 239 Unit Number 239
Account Number 18
Contribution Entitlements 29
Interest Entitlements 30

Amount Payable \$3,201.48
Payment Due 01/06/22

Please make your cheque payable to The body corporate for, Lakehouse Corporate Space CTS 48537

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/06/22 to 30/09/22	01/06/22	2,453.11	0.00		2,453.11
Sinking Fund	01/06/22 to 30/09/22	01/06/22	586.67	0.00		586.67
Insurance	01/06/22 to 30/09/22	01/06/22	161.70	0.00		161.70

(Contributions include GST)

GST component on gross of \$3,201.48 is \$291.04

AMOUNT PAYABLE: \$3,201.48

Net of GST
\$2910.44

NOTES

Delivery of your Levy Notice: Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address.

Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.

Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change



DEFT

PAYMENT SYSTEMS

SSKB GOLD COAST PTY LTD

DEFT Reference Number: 253374029 1000 0000 183



Pay over the Internet from your **Credit Card or
*pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions



Billers Code: 96503
Ref: 253374029 1000 0000 183



By phone from your **Credit Card or *pre-
registered bank account.
Call 1300 301 090

Contact your participating financial institution to make this payment
from your cheque or savings account.

Account	THE BODY CORPORATE FOR LAKEHOUSE CORPORATE SPACE CTS 48537
Lot No.	239
Owner	HUPFELD PROPERTY PTY LTD ATF

*Payments by phone or internet from your cheque or savings account require
registration. Please complete a Customer Initiated Direct Debit registration
form available at www.deft.com.au or call 1300 30 10 90



Pay by mailing this payment slip with your cheque to:
DEFT
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
**The Body Corporate For Lakehouse Corporate Space
CTS 48537**



Pay in-store at Australia Post by cheque
or EFTPOS



*496 253374029 10000000183

TOTAL AMOUNT DUE
DUE DATE 01/06/22

\$3,201.48

+253374029 10000000183<

000320148<4+

28.1

Hupfeld Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Water Rates (42150)					
4 Anstey Street, Albion QLD, Australia (4ANSTEY)					
25/02/2022	BPAY TO URBAN UTILITIES BP - Water Anstey		571.55	28.2	571.55 DR
15/06/2022	BPAY TO URBAN UTILITIES BP		674.14	28.3	1,245.69 DR
			1,245.69		1,245.69 DR

Total Debits: 1,245.69

Total Credits: 0.00

282



Urban Utilities
ABN 86 873 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

Water and Sewerage Adjusted Account



QUUC85_A4A01/E-137/S-228/1-451/041
HUPFELD PROPERTY PTY LTD
C/- HUPFELD BARE TRUST
BRISBANE
11 WELBY ST
BROADBEACH WATERS QLD 4218

Customer reference number	10 1107 3676 0000 5
Bill number	1107 3676 1
Date issued	28/01/2022
Total due	\$571.55
Current charges due date	27/02/2022

Account Summary

Period	06/10/2021 - 06/01/2022
Property Location:	✓ 4 ANSTEY STREET ALBION 4010

Your Adjusted Account

Balance	\$0.00
Total Adjusted Charges	\$571.55
Total Due	\$571.55

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.

Please note that this is an Adjustment Account, which is an amendment of previous charges. This has been issued for the following reason:

Change of Ownership Adjustment

As a result of this adjustment, there is now a new amount due on your account which you will find above with the due date.

Hi there,

This is your first bill since the Property Title officially transferred to you.

Depending on when the water meter at your new property was last read and your settlement date, this bill will include some charges incurred by the previous owner.

Your solicitor or conveyancer should, however, have accounted for these charges during the settlement process. Please contact them directly if you have any questions about these charges or the settlement process.

For more information about our pricing and charges, we're here for you 6am-9pm weekdays via webchat, Facebook or Twitter, or 8am-6pm weekdays on our General Enquiries line 13 26 57.

Kind Regards,

Customer Service Team

paid 25/2/22

BS0120

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 883, 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.

Amount paid

Date paid

Receipt number



Urban Utilities
ABN 69 673 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

**Water and Sewerage
Quarterly Account**

QUUC03_A48E-1/6-1/6-1/1
HUPFELD PROPERTY PTY LTD
C/- HUPFELD BARE TRUST
BRISBANE
11 WELBY ST
BROADBEACH WATERS QLD 4218

Property Location: 4 ANSTEY STREET
ALBION 4010

Customer reference number	10 1107 3676 0000 5
Bill number	1107 3676 2
Date issued	26/04/2022
Total due	\$674.14
Current charges due date	26/05/2022

Your water usage

Water usage (kL)	76
Days charged	91

Average daily water usage (litres)

Current period	0
Same period last year	

Account Summary Period 07/01/2022 - 07/04/2022

Your Current Account

Balance	\$0.00
Current Charges	\$674.14
Total Due	\$674.14

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.

AFFECTED BY EXTREME WEATHER OR FLOODS AND EXPERIENCING DIFFICULTY PAYING BILLS? WE'RE HERE TO HELP.

Scan 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 1390 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.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 07/01/2022 - 07/04/2022 (91 days)

Your meter readings

Serial Number	Size	Read Date	Reading	Usage	Comment
APB01559	020 mm	07/01/2022	1913		
		08/04/2022	1989	76kL	

QUUC03_A48E-1/6-1/6-1/1
Customer ref. no. 10 1107 3676 0000 5
4 ANSTEY STREET
ALBION 4010

Combined Flow Capacity Factor 1.00

Discharge Factor 90.00%

Your usage was 76 kilolitres.

eb.urbanutilities.com.au



29-1

HUPFELD SMSF

Borrowing costs

Anstey St

\$909.31 establishment costs

\$980.54 including GST - Minter Ellison mortgage docs
10/02/2022

Year

2022	60.62	848.69
2023	181.86	666.83
2022	181.86	484.97
2023	181.86	303.10
2024	181.86	121.24
2025	121.24	0.00

29-2

MinterEllison

TAX INVOICE

165 VARSITY PARADE VARSITY LAKES QLD 4227
PO BOX 11 VARSITY LAKES QLD 4227 AUSTRALIA
www.minterellison.com
TELEPHONE +61 7 5553 9400 FACSIMILE +61 7 5575 9911
MINTER ELLISON - GOLD COAST

Attention: Joshua Hupfeld
Made With Love Bridal Pty Ltd

ABN 69 399 090 230
Date 31 January 2022
Invoice no. 86063
Our ref 410181 KGP MXG
Your ref

Registration of Mortgage, 4 Anstey Street Albion Qld

	Australian Dollars
Professional fees – taxable	650.00
Related services – taxable	0.00
Expenses	
Expenses – taxable	62.31
Expenses – not subject to GST	197.00
Subtotal	909.31
Plus GST	71.23
Total invoice amount including GST	980.54

Detailed information supporting this tax invoice is attached.

IMPORTANT INFORMATION

Please pay this invoice upon receipt. Payment options are set out in the attached Payment Advice.

If you have any queries about this invoice please contact Bryce Melville on +61 7 5553 9424.

If we cannot resolve your concerns about our charges satisfactorily with you, you may:

- (a) apply for an assessment of legal costs under Division 7 of Part 3.4 of the Legal Profession Act 2007 (QLD) within 12 months after:
 - (i) the invoice is given to you by us; or
 - (ii) if we do not give you an invoice, our charges are paid,
 although in certain circumstances the time limit may be extended; and/or
- (b) apply to set aside the Costs Agreement under section 328 of the Legal Profession Act 2007 (QLD).

The fact sheets, 'Legal costs – your right to know', and 'Your right to challenge our legal costs' contain information about rights which may be available to you. They are available from the Legal Services Commissioner.

If an invoice remains unpaid for 30 days after your receive it, we may charge interest from that date to the date we receive payment at the Reserve Bank of Australia's official cash rate plus 2%.

Related services and expenses have been reduced to allow for any input tax credit available to us. In our opinion, the supply of related services and expenses referred to an "not subject to GST" are GST free. If it is later determined that GST is payable on these services, it will be charged in addition to the amount stated.

We will retain your papers (except documents deposited for safe custody) relating to this matter for a minimum of 7 years. We may then destroy them without reference to you.

MINTER ELLISON GROUP AND ASSOCIATED OFFICES
ADELAIDE AUCKLAND BEIJING BRISBANE CANBERRA DARWIN GOLD COAST HONG KONG
LONDON MELBOURNE PERTH SHANGHAI SYDNEY ULAANBAATAR WELLINGTON

PROFESSIONAL FEES

Date	Item	
13 Jan 22	Conducting title search; ASIC search; Preparing mortgage form; Preparing email to client providing draft mortgage and telephone attendance with client regarding execution of mortgage	
13 Jan 22	Settling draft mortgage and covering email to Simmons Livingstone seeking instructions on amendments	
13 Jan 22	Arranging execution of mortgages.	
14 Jan 22	Telephone attendance with client regarding date to arrange execution of mortgage; Preparing mortgage documents for execution	
17 Jan 22	N/C Other Drafting reply email to Carla Hupfeld confirming availability for meeting to sign documents	
17 Jan 22	N/C Other Drafting reply email to Karen Cox acknowledging receipt of RCS	
17 Jan 22	Attendance at meeting with Josh and Carla witnessing their signatures on the mortgage documents and discussing issues with non-payment of rent by their tenant	
17 Jan 22	Drafting email to Josh Hupfeld regarding availability to execute mortgage documents	
20 Jan 22	Drafting email to client and Simmons Livingstone confirming registration of mortgage	
	OUR CHARGES	<u>\$650.00</u>
	GST	<u>\$65.00</u>
	Total professional fees	<u><u>\$715.00</u></u>

Expenses subject to GST

Date	Item	Amount	
20 Jan 22	Express/Registered Post Charges	\$7.32	
13 Jan 22	LexisNexis InfoTrack Searches - ASIC: On-File Report Current - HUPFELD PROPERTY PTY LTD ACN 636 751 427	\$20.15	
13 Jan 22	LexisNexis InfoTrack Searches - QLD: Title Search - 2RP225674	<u>\$34.84</u>	
	Total	<u>\$62.31</u>	
	GST	<u>\$6.23</u>	
	Total expenses subject to GST		<u>\$68.54</u>

Expenses not subject to GST

Date	Item	Amount	
17 Jan 22	Department of Resources - Registration fees	<u>\$197.00</u>	
	Total		<u>\$197.00</u>
	Total expenses		<u><u>\$265.54</u></u>