



SUPERFUND - CLIENT ACCOUNTING CHECKLIST

Client Name: Ryan & Hume Super Fund
 Client Code: RYAN0005
 Partner/Manager: MH
 Period Ended: 30/06/2022
 Accountant: Courtney Creevey
DUE DATE: 15/05/2023

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

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

Completed By: Courtney Creevey	Date: 22/03/2023
Reviewed By:	Date:

APPROVED

By MH 22/03/2023



Wed 22/03/2023 5:04 PM

Mark Herron

RE: Ryan & Hume SMSF - for REVIEW

To Courtney Creevey

Cool

Send it on

Ta

Financial statements and reports for the year ended
30 June 2022

Ryan & Hume Super Fund

Ryan & Hume Super Fund

Reports Index

Statement of Financial Position

Detailed Statement of Financial Position

Operating Statement

Detailed Operating Statement

Notes to the Financial Statements

Statement of Taxable Income

Trustees Declaration

Investment Summary with Market Movement

Ryan & Hume Super Fund

Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
Assets			
Investments			
Plant and Equipment (at written down value) - Unitised	2	4,809.75	0.00
Real Estate Properties (Australian - Non Residential)	3	1,398,277.55	1,238,277.55
Total Investments		<u>1,403,087.30</u>	<u>1,238,277.55</u>
Other Assets			
Borrowing Cost		4,493.24	5,668.05
Sundry Debtors		388.85	273.00
BOQ Superannuation Savings Account		42,810.19	2,625.47
GST Refundable		1,358.41	0.00
Total Other Assets		<u>49,050.69</u>	<u>8,566.52</u>
Total Assets		<u>1,452,137.99</u>	<u>1,246,844.07</u>
Less:			
Liabilities			
GST Payable		0.00	4,739.42
Income Tax Payable		3,851.65	8,947.90
PAYG Payable		3,743.00	0.00
Sundry Creditors		30.00	3,263.00
Deferred Tax Liability		27,908.93	11,908.93
Rent In Advance		52,000.00	89,800.00
Limited Recourse Borrowing Arrangements		269,422.14	283,668.72
Total Liabilities		<u>356,955.72</u>	<u>402,327.97</u>
Net assets available to pay benefits		<u>1,095,182.27</u>	<u>844,516.10</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts	4, 5		
Hume, Bruce - Accumulation		547,746.13	422,272.94
Ryan, Darren - Accumulation		547,436.14	422,243.16
Total Liability for accrued benefits allocated to members' accounts		<u>1,095,182.27</u>	<u>844,516.10</u>

Ryan & Hume Super Fund

Detailed Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
Assets			
Investments			
Plant and Equipment (at written down value) - Unitised	2		
Split System Air Conditioner		4,809.75	0.00
Real Estate Properties (Australian - Non Residential)	3		
Fortune St, Geebung		539,138.00	539,138.00
Incidentals - Endeavour Blvd		24,139.55	24,139.55
Unit 110, 53 Endeavour Boulevard, North Lakes		835,000.00	675,000.00
Total Investments		<u>1,403,087.30</u>	<u>1,238,277.55</u>
Other Assets			
Bank Accounts			
BOQ Superannuation Savings Account		42,810.19	2,625.47
Borrowing Cost		4,493.24	5,668.05
Sundry Debtors		388.85	273.00
GST Refundable		1,358.41	0.00
Total Other Assets		<u>49,050.69</u>	<u>8,566.52</u>
Total Assets		<u>1,452,137.99</u>	<u>1,246,844.07</u>
Less:			
Liabilities			
GST Payable		0.00	4,739.42
Income Tax Payable		3,851.65	8,947.90
Limited Recourse Borrowing Arrangements			
BOQ - LRBA Geebung		269,422.14	283,668.72
PAYG Payable		3,743.00	0.00
Sundry Creditors		30.00	3,263.00
Rent In Advance		52,000.00	89,800.00
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Net assets available to pay benefits		<u>1,095,182.27</u>	<u>844,516.10</u>
Represented By :			
Liability for accrued benefits allocated to members' accounts	4, 5		
Hume, Bruce - Accumulation		547,746.13	422,272.94
Ryan, Darren - Accumulation		547,436.14	422,243.16
Total Liability for accrued benefits allocated to members' accounts		<u>1,095,182.27</u>	<u>844,516.10</u>

Ryan & Hume Super Fund

Detailed Statement of Financial Position

As at 30 June 2022

	Note	2022	2021
		\$	\$

Ryan & Hume Super Fund
Operating Statement
For the year ended 30 June 2022

	Note	2022 \$	2021 \$
Income			
Investment Income			
Interest Received		20.66	711.35
Rental Income		89,800.00	58,582.44
Investment Gains			
Changes in Market Values	7	160,000.00	0.00
Contribution Income			
Employer Contributions		55,000.00	50,000.00
Total Income		<u>304,820.66</u>	<u>109,293.79</u>
Expenses			
Accountancy Fees		2,950.00	5,120.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		400.00	350.00
ASIC Fees		332.00	328.00
Bank Charges		302.18	50.65
Borrowing Expenses		1,174.81	205.99
Depreciation		124.37	0.00
Interest on loans (LRBA)		11,087.19	1,885.42
Property Expenses - Council Rates		230.02	0.00
Property Expenses - Body Corporate Fees		909.77	0.00
Property Expenses - Water Rates		60.90	0.00
		<u>17,830.24</u>	<u>8,199.06</u>
Member Payments			
Life Insurance Premiums		1,500.60	1,270.80
Total Expenses		<u>19,330.84</u>	<u>9,469.86</u>
Benefits accrued as a result of operations before income tax			
		<u>285,489.82</u>	<u>99,823.93</u>
Income Tax Expense	8	34,823.65	14,973.90
Benefits accrued as a result of operations		<u>250,666.17</u>	<u>84,850.03</u>

Ryan & Hume Super Fund

Detailed Operating Statement

For the year ended 30 June 2022

	2022	2021
	\$	\$
Income		
Interest Received		
Australian Taxation Office	1.67	0.00
BOQ Superannuation Savings Account	18.99	711.35
	<u>20.66</u>	<u>711.35</u>
Rental Income		
Fortune St, Geebung	37,800.00	6,582.44
Unit 110, 53 Endeavour Boulevard, North Lakes	52,000.00	52,000.00
	<u>89,800.00</u>	<u>58,582.44</u>
Contribution Income		
Employer Contributions - Concessional		
Bruce Hume	27,500.00	25,000.00
Darren Ryan	27,500.00	25,000.00
	<u>55,000.00</u>	<u>50,000.00</u>
Investment Gains		
Unrealised Movements in Market Value		
Real Estate Properties (Australian - Non Residential)		
Unit 110, 53 Endeavour Boulevard, North Lakes	160,000.00	0.00
	<u>160,000.00</u>	<u>0.00</u>
Changes in Market Values		
	<u>160,000.00</u>	<u>0.00</u>
Total Income	<u>304,820.66</u>	<u>109,293.79</u>
Expenses		
Accountancy Fees	2,950.00	5,120.00
ASIC Fees	332.00	328.00
ATO Supervisory Levy	259.00	259.00
Auditor's Remuneration	400.00	350.00
Bank Charges	302.18	50.65
Borrowing Expenses	1,174.81	205.99
	<u>5,417.99</u>	<u>6,313.64</u>
Depreciation		
Split System Air Conditioner	124.37	0.00
	<u>124.37</u>	<u>0.00</u>
Interest on loans (LRBA)		
BOQ - LRBA Geebung	11,087.19	1,885.42
	<u>11,087.19</u>	<u>1,885.42</u>
Property Expenses - Body Corporate Fees		
Fortune St, Geebung	909.77	0.00
	<u>909.77</u>	<u>0.00</u>
Property Expenses - Council Rates		
Fortune St, Geebung	230.02	0.00
	<u>230.02</u>	<u>0.00</u>
Property Expenses - Water Rates		
Fortune St, Geebung	60.90	0.00

Ryan & Hume Super Fund

Detailed Operating Statement

For the year ended 30 June 2022

	2022	2021
	\$	\$
	<u>60.90</u>	<u>0.00</u>
Member Payments		
Life Insurance Premiums		
Hume, Bruce - Accumulation (Accumulation)	609.60	522.72
Ryan, Darren - Accumulation (Accumulation)	891.00	748.08
	<u>1,500.60</u>	<u>1,270.80</u>
Total Expenses	<u>19,330.84</u>	<u>9,469.86</u>
Benefits accrued as a result of operations before income tax	<u>285,489.82</u>	<u>99,823.93</u>
Income Tax Expense		
Income Tax Expense	34,823.65	14,973.90
Total Income Tax	<u>34,823.65</u>	<u>14,973.90</u>
Benefits accrued as a result of operations	<u>250,666.17</u>	<u>84,850.03</u>

Notes to the Financial Statements

For the year ended 30 June 2022

Note 1: Summary of Significant Accounting Policies

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

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

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

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

a. Measurement of Investments

The Fund initially recognises:

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

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

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

Market value has been determined as follows:

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

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

b. Cash and Cash Equivalents

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

c. Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is recognised at the fair value of the consideration received or receivable.

Notes to the Financial Statements

For the year ended 30 June 2022

Interest revenue

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

Dividend revenue

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

Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

Distribution revenue

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

Remeasurement changes in market values

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

Contributions

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

d. Liability for Accrued Benefits

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

e. Income Tax

The income tax expense (income) for the year comprises current income tax expense (income) and deferred tax expense (income).

Current tax expense charged to profit or loss is the tax payable on taxable income. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

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

No deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, and their measurement also reflects the manner in which the trustees expect to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

f. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Ryan & Hume Super Fund

Notes to the Financial Statements

For the year ended 30 June 2022

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

g. Critical Accounting Estimates and Judgements

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

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

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

	2022 \$	2021 \$
Split System Air Conditioner	4,809.75	0.00
	<hr/> 4,809.75	<hr/> 0.00

Note 3: Real Estate Properties (Australian - Non Residential)

	2022 \$	2021 \$
Fortune St, Geebung	539,138.00	539,138.00
Unit 110, 53 Endeavour Boulevard, North Lakes	835,000.00	675,000.00
Incidentals - Endeavour Blvd	24,139.55	24,139.55
	<hr/> 1,398,277.55	<hr/> 1,238,277.55

Note 4: Liability for Accrued Benefits

	2022 \$	2021 \$
Liability for accrued benefits at beginning of year	844,516.10	759,666.07
Benefits accrued as a result of operations	250,666.17	84,850.03
Current year member movements	0.00	0.00
	<hr/> 1,095,182.27	<hr/> 844,516.10

Note 5: Vested Benefits

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

Ryan & Hume Super Fund
Notes to the Financial Statements

For the year ended 30 June 2022

	2022 \$	2021 \$
Vested Benefits	1,095,182.27	844,516.10

Note 6: Guaranteed Benefits

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

Note 7: Changes in Market Values

Unrealised Movements in Market Value

	2022 \$	2021 \$
Real Estate Properties (Australian - Non Residential)		
Unit 110, 53 Endeavour Boulevard, North Lakes	160,000.00	0.00
	160,000.00	0.00
Total Unrealised Movement	160,000.00	0.00

Realised Movements in Market Value

	2022 \$	2021 \$
Total Realised Movement	0.00	0.00
Changes in Market Values	160,000.00	0.00

Note 8: Income Tax Expense

	2022 \$	2021 \$
The components of tax expense comprise		
Current Tax	18,823.65	14,973.90
Deferred Tax Liability/Asset	16,000.00	0.00
Income Tax Expense	34,823.65	14,973.90

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

Prima facie tax payable on benefits accrued before income tax at 15%	42,823.47	14,973.59
Less:		
Tax effect of:		
Increase in MV of Investments	24,000.00	0.00

Ryan & Hume Super Fund

Notes to the Financial Statements

For the year ended 30 June 2022

Add:

Tax effect of:

Rounding

0.18

0.31

Income Tax on Taxable Income or Loss

18,823.65

14,973.90

Less credits:

Current Tax or Refund

18,823.65

14,973.90

Ryan & Hume Super Fund
Statement of Taxable Income

For the year ended 30 June 2022

	2022
	\$
Benefits accrued as a result of operations	285,489.82
Less	
Increase in MV of investments	160,000.00
	<hr/> 160,000.00
SMSF Annual Return Rounding	1.18
	<hr/> 1.18
Taxable Income or Loss	<hr/> 125,491.00
Income Tax on Taxable Income or Loss	18,823.65
	<hr/>
CURRENT TAX OR REFUND	<hr/> 18,823.65
Supervisory Levy	259.00
Income Tax Instalments Paid	(14,972.00)
	<hr/> (14,972.00)
AMOUNT DUE OR REFUNDABLE	<hr/> 4,110.65
	<hr/>

Ryan & Hume Super Fund
Trustees Declaration

Ryan & Hume Pty Ltd ACN: 165692151

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

The directors of the trustee company declare that:

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

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

.....
Darren Ryan
Ryan & Hume Pty Ltd
Director

.....
Bruce Hume
Ryan & Hume Pty Ltd
Director

Dated this day of

Ryan & Hume Super Fund

Investment Summary with Market Movement

As at 30 June 2022

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised		Realised Movement
						Overall	Current Year	
Cash/Bank Accounts								
BOQ Superannuation Savings Account		42,810.190000	42,810.19	42,810.19	42,810.19			
			42,810.19		42,810.19			
Fixtures and Fittings (at written down value) - Unitised								
Borrowing costs	1.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
			0.00		0.00	0.00	0.00	0.00
Plant and Equipment (at written down value) - Unitised								
IP-1 AIRCON Split System Air Conditioner	1.00	0.000000	0.00	4,934.12	4,934.12	(4,934.12)	0.00	0.00
			0.00		4,934.12	(4,934.12)	0.00	0.00
Real Estate Properties (Australian - Non Residential)								
IP-1 New Fortune St, Geebung Comm pre	1.00	539,138.000000	539,138.00	539,138.00	539,138.00	0.00	0.00	0.00
RYAN0001 Unit 110, 53 Endeavour Boulevard, North Lakes	1.00	835,000.000000	835,000.00	555,910.68	555,910.68	279,089.32	160,000.00	0.00
			1,374,138.00		1,095,048.68	279,089.32	160,000.00	0.00
			1,416,948.19		1,142,792.99	274,155.20	160,000.00	0.00

Ryan & Hume Super Fund
Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022

Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments			Depreciation			Closing Written Down Value	
				Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation ¹	Method	Rate	Calculated Depreciation ²		Posted Depreciation ³
Plant and Equipment (at written down value) - Unitised											
Split System Air Conditioner											
	31/03/2022				4,934.12	1,243.67	Diminishing Value	10.00 %	124.37	124.37	4,809.75
					4,934.12	1,243.67				124.37	4,809.75
					4,934.12	1,243.67			124.37	4,809.75	

¹ Amounts have been pro rated based on number of days in the year
² Depreciation calculated as per depreciation method
³ Depreciation amounts posted to the ledger

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Plant and Equipment (at written down value) - Unitised (76550)					
Split System Air Conditioner (IP-1 New Comm pre)					
17/04/2022	PAY ANYONE TO MET Services 124185 023152514	1.00	4,934.12		4,934.12 DR
		1.00	4,934.12		4,934.12 DR

Total Debits: 4,934.12

Total Credits: 0.00



Met Services Electrical Pty Ltd

3/17 Rivergate Place
Murarrie, QLD, 4172
+61 3390 8155
ABN 99 641 818 797

TAX INVOICE

DATE	DUE DATE	TERMS	INVOICE NO
31/03/2022 <i>Depreciation date</i>	30/04/2022	Net 30 after date of invoice	J29614MSE

INVOICE TO
Gold River Jewellers
7/20 Fortune St
GEEBUNG QLD 4034

ORDER NO

DESCRIPTION	QTY	RATE	TAX	AMOUNT
Attend site - Fortune Street, Geebung - Lunch room ac not working.				
J29614MSE - 15/02/2022 Attend site complete JSA access roof Test AC traced fault found to fault, compressor Requires quote to replace 7.7 kw 5/8 3/8 pipe	3	86.25	GST	258.75
J29614MSE - 18/02/2022 Attended site, Complete JSA Removed old split system unit, replaced it with a new 8kw split system as directed	4	86.25	GST	345.00
J29614MSE - 18/02/2022 Apprentice assisting tradesmen	4	74.75	GST	299.00
J29614MSE - Materials ROPE SUPER SILVER GRUNT 12MMX20M, 8.5kW R32 Cora RC IDU and ODU, Crane Hire, Tapered Hat section 100 wide 1500 long, Consumables	1	4,031.37	GST	4,031.37

PAID

Payment Methods: Cheque, Eftpos/Visa/Mastercard, Direct Transfer
1.5% surcharge applies to C/Cards
Direct Credit:
Account No: 2315 2514
BSB: 124 185
Swift Code: QBANAU4B
Reference: Please use your invoice number or your Company Name
Remittance: Please email to metacc@metervices.net.au

SUBTOTAL	4,934.12	✓
TOTAL GST	493.41	✓
TOTAL	5,427.53	
BALANCE DUE	A\$0.00	

Thank you for your business!



We certify that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure it is electrically safe and is in accordance with the requirements on the Wiring Rules and any other standard applying to the electrical installation under Electrical Safety Regulations and AS3000. Contractor's

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

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

Privacy

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

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

The Australian Business Register

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

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

Electronic funds transfer - direct debit

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

Tax File Number	Name of Fund	Year
Provided	Ryan & Hume Super Fund	2022

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

Important

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

Declaration:

I declare that:

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

Signature of Partner, Trustee, or Director		Date	/ /
--------------------------------------------	--	------	-----

ELECTRONIC FUNDS TRANSFER CONSENT

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

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

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

5 Wt i bhBUa Y	Ryän & Hume Super Fund		
Account Number	124001 22125705	Client Reference	RYAN0005

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

Signature		Date	/ /
-----------	--	------	-----

.....Tax Agent's 8 YWUfUjcb

I declare that:

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

Agent's signature **Date**

Contact name **Client Reference**

Agent's Phone Number **HUI '5 [YbhBi a VYf**

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

Who should complete this annual return?

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

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

To complete this annual return

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

S M / T # S T

- Place in ALL applicable boxes.

- Postal address for annual returns:

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

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 **Tax file number (TFN)**

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

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

2 **Name of self-managed superannuation fund (SMSF)**

3 **Australian business number (ABN)** (if applicable)

4 **Current postal address**

Suburb/town

State/territory

Postcode

5 **Annual return status**

Is this an amendment to the SMSF's 2022 return?

A No Yes

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

B No Yes

Tax File Number

6 SMSF auditor

Auditor's name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** / /

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

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

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

7 Electronic funds transfer (EFT)

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

A Fund's financial institution account details

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

Fund BSB number

Fund account number

Fund account name

I would like my tax refunds made to this account. Go to C.

B Financial institution account details for tax refunds

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

BSB number

Account number

Account name

C Electronic service address alias

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

Tax File Number

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



9 Was the fund wound up during the income year?

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

10 Exempt current pension income

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

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

No Go to Section B: Income.

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

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

Segregated assets method **B**

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

Did the fund have any other income that was assessable?

E Yes Go to Section B: Income.

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

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

Section B: Income

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

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No Yes

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

Have you applied an exemption or rollover? **M** No Yes

Code

Net capital gain **A** \$

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

Gross interest **C** \$

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

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

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

Transfers from foreign funds **F** \$ Number

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

Calculation of assessable contributions

Assessable employer contributions

R1 \$

plus Assessable personal contributions

R2 \$

plus ****No-TFN-quoted contributions**

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

less Transfer of liability to life insurance company or PST

R6 \$

Gross distribution from partnerships **I** \$ Loss

*Unfranked dividend amount **J** \$

*Franked dividend amount **K** \$

*Dividend franking credit **L** \$

*Gross trust distributions **M** \$ Code

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

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$

plus *Net non-arm's length trust distributions

U2 \$

plus *Net other non-arm's length income

U3 \$

*Other income **S** \$ Code

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

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

#This is a mandatory label.

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

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

Exempt current pension income **Y** \$

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



Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

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

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	A1 \$ <input type="text" value="11,087"/>	A2 \$ <input type="text"/>	
Interest expenses overseas	B1 \$ <input type="text"/>	B2 \$ <input type="text"/>	
Capital works expenditure	D1 \$ <input type="text"/>	D2 \$ <input type="text"/>	
Decline in value of depreciating assets	E1 \$ <input type="text" value="124"/>	E2 \$ <input type="text"/>	
Insurance premiums – members	F1 \$ <input type="text" value="1,500"/>	F2 \$ <input type="text"/>	
SMSF auditor fee	H1 \$ <input type="text" value="400"/>	H2 \$ <input type="text"/>	
Investment expenses	I1 \$ <input type="text" value="2,375"/>	I2 \$ <input type="text"/>	
Management and administration expenses	J1 \$ <input type="text" value="3,843"/>	J2 \$ <input type="text"/>	
Forestry managed investment scheme expense	U1 \$ <input type="text"/>	U2 \$ <input type="text"/>	
Other amounts	L1 \$ <input type="text"/>	L2 \$ <input type="text" value="8,947"/>	<input type="text" value="0"/>
Tax losses deducted	M1 \$ <input type="text"/>		

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

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

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

TOTAL SMSF EXPENSES
Z \$
 (N plus Y)

#This is a mandatory label.



Section D: Income tax calculation statement

#Important:

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

13 Calculation statement

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

#Taxable income	A	\$	125,491	✓
<i>(an amount must be included even if it is zero)</i>				
#Tax on taxable income	T1	\$	18,823.65	
<i>(an amount must be included even if it is zero)</i>				
#Tax on no-TFN-quoted contributions	J	\$	0.00	
<i>(an amount must be included even if it is zero)</i>				
Gross tax	B	\$	18,823.65	
<i>(T1 plus J)</i>				

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

SUBTOTAL 1

T2	\$	18,823.65	
<i>(B less C – cannot be less than zero)</i>			

Early stage venture capital limited partnership tax offset	D1	\$	0.00	
Early stage venture capital limited partnership tax offset carried forward from previous year	D2	\$	0.00	
Early stage investor tax offset	D3	\$	0.00	
Early stage investor tax offset carried forward from previous year	D4	\$	0.00	
				Non-refundable carry forward tax offsets
				D
				<i>(D1 plus D2 plus D3 plus D4)</i>
				SUBTOTAL 2
T3	\$	18,823.65		
<i>(T2 less D – cannot be less than zero)</i>				

Complying fund's franking credits tax offset	E1	\$		
No-TFN tax offset	E2	\$		
National rental affordability scheme tax offset	E3	\$		
Exploration credit tax offset	E4	\$	0.00	
				Refundable tax offsets
				E
				<i>(E1 plus E2 plus E3 plus E4)</i>

#TAX PAYABLE T5	\$	18,823.65	
<i>(T3 less E – cannot be less than zero)</i>			

Section 102AAM interest charge

G	\$		
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Credit for interest on early payments – amount of interest	H1 \$ <input type="text"/>	
Credit for tax withheld – foreign resident withholding (excluding capital gains)	H2 \$ <input type="text"/>	
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	H3 \$ <input type="text"/>	
Credit for TFN amounts withheld from payments from closely held trusts	H5 \$ <input type="text" value="0.00"/>	
Credit for interest on no-TFN tax offset	H6 \$ <input type="text"/>	
Credit for foreign resident capital gains withholding amounts	H8 \$ <input type="text" value="0.00"/>	
	Eligible credits	
	H \$ <input type="text"/>	(H1 plus H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds (Remainder of refundable tax offsets)	I \$ <input type="text" value="0.00"/>	(unused amount from label E – an amount must be included even if it is zero)
---------------------------------------------------------------------	-----------------------------------------------	-------------------------------------------------------------------------------------

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S \$ <input type="text" value="4,110.65"/>	(T5 plus G less H less I less K plus L less M plus N)
---------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------	-------------------------------------------------------



#This is a mandatory label.

Section E: Losses

14 Losses

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

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

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

Section F: **Member information**

MEMBER 1

Title: Mr Mrs Miss Ms Other

Family name **Hume**

First given name **Bruce** Other given names

Member's TFN **Provided** Date of birth **Provided**

Contributions OPENING ACCOUNT BALANCE \$ **422,272.94**

! Refer to instructions for completing these labels.

Employer contributions
A \$ **27,500.00**

ABN of principal employer
A1

Personal contributions
B \$

CGT small business retirement exemption
C \$

CGT small business 15-year exemption amount
D \$

Personal injury election
E \$

Spouse and child contributions
F \$

Other third party contributions
G \$

Proceeds from primary residence disposal
H \$

H1 Receipt date / /

Assessable foreign superannuation fund amount
I \$

Non-assessable foreign superannuation fund amount
J \$

Transfer from reserve: assessable amount
K \$

Transfer from reserve: non-assessable amount
L \$

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

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

TOTAL CONTRIBUTIONS N \$ **27,500.00**
(Sum of labels **A** to **M**)

Other transactions

Accumulation phase account balance
S1 \$ **547,746.13**

Retirement phase account balance - Non CDBIS
S2 \$ **0.00**

Retirement phase account balance - CDBIS
S3 \$ **0.00**

0 TRIS Count

CLOSING ACCOUNT BALANCE S \$ **547,746.13**
(**S1** plus **S2** plus **S3**)

Allocated earnings or losses
O \$ **97,973.19** Loss

Inward rollovers and transfers
P \$

Outward rollovers and transfers
Q \$

Lump Sum payments
R1 \$ Code

Income stream payments
R2 \$ Code

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

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



MEMBER 2

Title: Mr Mrs Miss Ms Other

Family name

First given name Other given names

Member's TFN Date of birth

Contributions

! Refer to instructions for completing these labels.

Employer contributions
A \$

ABN of principal employer
A1

Personal contributions
B \$

CGT small business retirement exemption
C \$

CGT small business 15-year exemption amount
D \$

Personal injury election
E \$

Spouse and child contributions
F \$

Other third party contributions
G \$

Proceeds from primary residence disposal
H \$

H1 Receipt date / /

Assessable foreign superannuation fund amount
I \$

Non-assessable foreign superannuation fund amount
J \$

Transfer from reserve: assessable amount
K \$

Transfer from reserve: non-assessable amount
L \$

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

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

TOTAL CONTRIBUTIONS N \$
(Sum of labels **A** to **M**)

Other transactions

Accumulation phase account balance
S1 \$

Retirement phase account balance - Non CDBIS
S2 \$

Retirement phase account balance - CDBIS
S3 \$

TRIS Count

CLOSING ACCOUNT BALANCE S \$
(S1 plus S2 plus S3)

Allocated earnings or losses **O \$** Loss

Inward rollovers and transfers **P \$**

Outward rollovers and transfers **Q \$**

Lump Sum payments **R1 \$** Code

Income stream payments **R2 \$** Code

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

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



Section H: **Assets and liabilities**

15 ASSETS

15a Australian managed investments


Listed trusts **A** \$

Unlisted trusts **B** \$

Insurance policy **C** \$

Other managed investments **D** \$

15b Australian direct investments

<p>Limited recourse borrowing arrangements</p> <p>Australian residential real property J1 \$ <input type="text"/></p> <p>Australian non-residential real property J2 \$ <input type="text" value="539,138"/></p> <p>Overseas real property J3 \$ <input type="text"/></p> <p>Australian shares J4 \$ <input type="text"/></p> <p>Overseas shares J5 \$ <input type="text"/></p> <p>Other J6 \$ <input type="text"/></p> <p>Property count J7 <input type="text" value="1"/> </p>	<p>Cash and term deposits E \$ <input type="text" value="42,810"/></p> <p>Debt securities F \$ <input type="text"/></p> <p>Loans G \$ <input type="text"/></p> <p>Listed shares H \$ <input type="text"/></p> <p>Unlisted shares I \$ <input type="text"/></p> <p>Limited recourse borrowing arrangements J \$ <input type="text" value="539,138"/></p> <p>Non-residential real property K \$ <input type="text" value="859,139"/></p> <p>Residential real property L \$ <input type="text"/></p> <p>Collectables and personal use assets M \$ <input type="text"/></p> <p>Other assets O \$ <input type="text" value="9,691"/></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

15c Other investments

Crypto-Currency **N** \$

15d Overseas direct investments

Overseas shares **P** \$

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

Overseas residential real property **R** \$

Overseas managed investments **S** \$

Other overseas assets **T** \$

TOTAL AUSTRALIAN AND OVERSEAS ASSETS <small>(Sum of labels A to T)</small>	U \$ <input type="text" value="1,450,778"/>
----------------------------------------------------------------------------------------------------	----------------------------------------------------



15e In-house assets

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

15f Limited recourse borrowing arrangements

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

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

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements		V1 \$ <input type="text" value="269,422"/>
Permissible temporary borrowings		V2 \$ <input type="text"/>
Other borrowings		V3 \$ <input type="text"/>
Borrowings		V \$ <input type="text" value="269,422"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W \$ <input type="text" value="1,095,181"/>
Reserve accounts		X \$ <input type="text"/>
Other liabilities		Y \$ <input type="text" value="86,175"/>
TOTAL LIABILITIES		Z \$ <input type="text" value="1,450,778"/>



Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H \$**

Total TOFA losses **I \$**

Section J: Other information

Family trust election status

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

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

Interposed entity election status

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

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

Section K: **Declarations**

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

Important

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

Privacy

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

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

TRUSTEE'S OR DIRECTOR'S DECLARATION:

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


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

Date / /

Preferred trustee or director contact details:

Title: Mr Mrs Miss Ms Other

Family name



First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

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

TAX AGENT'S DECLARATION:

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

Tax agent's signature

Date / /

Tax agent's contact details

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

Ryan & Hume Super Fund

Members Statement

Bruce Hume
 14 Sefton Court
 North Lakes, Queensland, 4509, Australia

Your Details

Date of Birth :	04/07/1973	Nominated Beneficiaries:	N/A
Age:	48	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	547,746.13
Date Joined Fund:	24/09/2013	Total Death Benefit:	878,496.13
Service Period Start Date:		Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	HUMBRU00001A	Disability Benefit:	0.00
Account Start Date:	24/09/2013		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

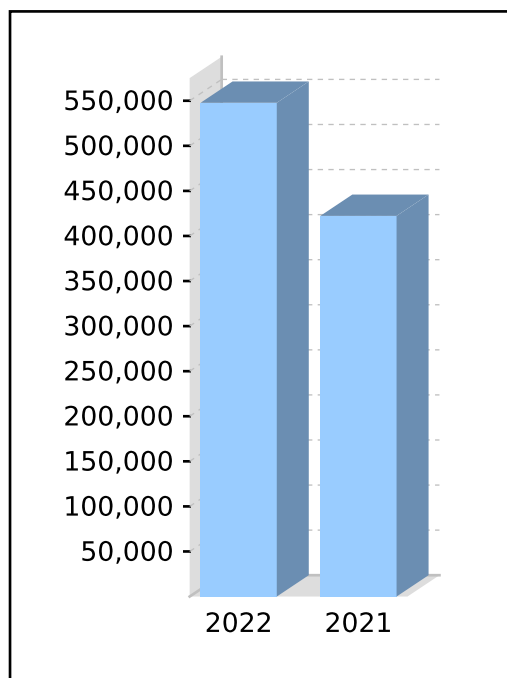
Total Benefits 547,746.13

Preservation Components

Preserved 547,746.13
 Unrestricted Non Preserved
 Restricted Non Preserved

Tax Components

Tax Free 552.00
 Taxable 547,194.13



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	422,272.94	379,752.17
<u>Increases to Member account during the period</u>		
Employer Contributions	27,500.00	25,000.00
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	116,018.41	25,547.36
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	4,125.00	3,750.00
Income Tax	13,310.62	3,753.87
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	609.60	522.72
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	547,746.13	422,272.94



Ryan & Hume Super Fund

Members Statement

Trustee's Disclaimer

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

Signed by all the trustees of the fund

Darren Ryan
Director

Bruce Hume
Director

Ryan & Hume Super Fund

Members Statement

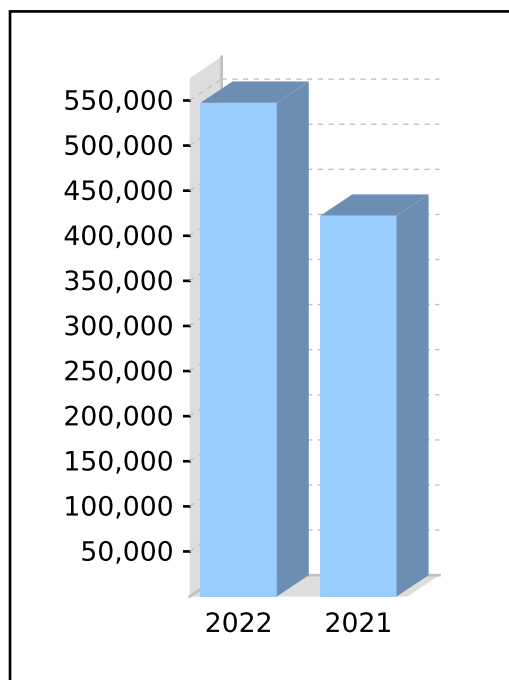
Darren Ryan
 6 Broders Street
 Bracken Ridge, Queensland, 4017, Australia

Your Details

Date of Birth :	25/08/1969	Nominated Beneficiaries:	N/A
Age:	52	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	547,436.14
Date Joined Fund:	24/09/2013	Total Death Benefit:	912,067.14
Service Period Start Date:		Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	RYADAR00001A	Disability Benefit:	0.00
Account Start Date:	24/09/2013		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	547,436.14
<u>Preservation Components</u>	
Preserved	547,436.14
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	2,269.74
Taxable	545,166.40



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	422,243.16	379,913.90
<u>Increases to Member account during the period</u>		
Employer Contributions	27,500.00	25,000.00
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	115,972.01	25,547.37
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	4,125.00	3,750.00
Income Tax	13,263.03	3,720.03
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	891.00	748.08
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	547,436.14	422,243.16



Ryan & Hume Super Fund

Members Statement

Trustee's Disclaimer

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

Signed by all the trustees of the fund

Darren Ryan
Director

Bruce Hume
Director

22 March 2023

Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Boulevard
NORTH ALKES QLD 4509

Dear Bruce and Darren

Enclosed are the following documents for consideration for the year ended 30 June 2022.

- Financial Statements
- Income Tax Return
- Minutes
- Amended Business Activity Statement
- Annual Members Statements

Our estimate indicates the following outcome:

Entity	Amount	Refund / Payable	Lodgement Due Date	Payment Due Date
Ryan & Hume Super Fund	\$4,110.65	Payable	15 May 2023	15 May 2023

You now need to:

- Check the **Financials, Income Tax Returns and associated documentation** carefully, and if:
 - **Correct** → please sign the pages indicated and **return these to our office by (2wks date of Ltr)** for lodgement with the ATO. The onus is on you to return these in a timely manner by this date.
 - **Incorrect** → advise us of the necessary changes immediately
- **Retain a copy.** It is important that you retain a copy of our paperwork and your supporting records in accordance with legal requirements. Please refer to this link - <https://www.ato.gov.au/Super/self-managed-super-funds/administering-and-reporting/record-keeping-requirements/>

Please use the payment slip attached to make payment for your Superannuation Fund's income tax by the due date specified in the table above. We ask that you diarise any payment due dates as the ATO may impose penalties if payment is not received by the due date and reminder notices are not issued.

ATO myGov/Online Services for Businesses

Please note if you have registered for the ATO myGov portal, any Australian Tax Office correspondence will be issued directly to you via this portal. This includes any assessment notices for your income tax returns and any Business Activity Statements or PAYG Instalment notices.

EFT Refunds

Any applicable refunds will be deposited directly into the nominated bank accounts. Please confirm the nominated bank details on page 2 of the relevant income tax returns are correct and advise if an update is required. Please note, if you have an existing debt with the ATO, any anticipated refund will likely be offset against this to reduce or clear the account. Any remaining balance will be refunded to you.

Pay As You Go Instalments (PAYGI)

We note that the estimate also indicates that upon lodgement of this tax return, you will be required to pay Quarterly PAYGI as listed below towards your tax for **2023**. You will receive quarterly notices from the ATO and you will need to pay them by the due date specified in the table below. If however, you believe your circumstances have changed, please contact our office as we may be able to vary your amount depending on the situation.

<i>Quarter</i>	<i>Amount</i>	<i>Due Date</i>
Q1: July - September	\$3,818.00	Paid
Q2: October - December	\$3,818.00	Paid
Q3: January - March	\$3,818.00	28 April 2023
Q4: April - June	\$7,746.00	28 July 2023

GST Adjustment

As part of the completion of the above accounts, we have reconciled GST and have noted a total discrepancy of \$3,780 GST Refundable. This has arisen due to the GST claimable on the prepaid rent refund paid. We have prepared an amended June 2022 Quarter Business Activity Statement for your review and signature. Please sign where indicated and return to our office for lodgement.

Sundry Debtor

Please note, when preparing the 30 June 2022 accounts, we have recorded a Sundry Debtor for the payment of expenses on behalf of Goldriver Jewellers Pty Ltd. Would you please deposit into the Superannuation Fund \$388.85 from the company's bank account to repay the SMSF for these expenses. Please provide us a bank confirmation for our records.

Investment Strategy

Please note that the Superannuation Laws require that the Trustee of the Fund prepare and implement an investment strategy for their SMSF. This Investment Strategy must be implemented and then regularly reviewed and updated when applicable. Unfortunately, we as the SMSF accountants are not able to provide any advice relating to a particular asset acquisition, or general asset allocations within your SMSF and therefore we are not able to prepare or review an investment strategy on your behalf. We can however provide a template investment strategy for you to complete. Should you wish to engage a financial planner for external investment advice you are welcome to contact our colleague, Norm Sinclair (norm@seedinvest.com.au / 07 3333 1626) .

Our account for services will follow shortly and we appreciate payment within our 14 day trading terms. Lodgement will be completed upon receipt of your signed documentation and settlement of the account.

We thank you for your ongoing support and the opportunity to be of service. Please do not hesitate to contact our office, should you have any queries in relation to the above.

Yours sincerely

Mark Herron
Director

Memorandum of Resolutions of the Director(s) of

Ryan & Hume Pty Ltd ACN: 165692151
ATF Ryan & Hume Super Fund

FINANCIAL STATEMENTS OF SUPERANNUATION FUND:

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

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

TRUSTEE'S DECLARATION:

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

ANNUAL RETURN:

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

INVESTMENT STRATEGY:

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

ALLOCATION OF INCOME:

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

INVESTMENT ACQUISITIONS:

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

AUDITORS:

It was resolved that

Tony Boys

of

PO Box 3376, Rundle Mall, South Australia 5000

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

TAX AGENTS:

It was resolved that

Mark G W Herron

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

TRUSTEE STATUS:

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

Memorandum of Resolutions of the Director(s) of

Ryan & Hume Pty Ltd ACN: 165692151
ATF Ryan & Hume Super Fund

CLOSURE:

Signed as a true record –

.....
Darren Ryan
/ /

.....
Bruce Hume
/ /

Ryan & Hume Super Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	24200	Contributions			
(25,000.00)	24200/HUMBRU00001 A	(Contributions) Hume, Bruce - Accumulation			27,500.00
(25,000.00)	24200/RYADAR00001 A	(Contributions) Ryan, Darren - Accumulation			27,500.00
	24700	Changes in Market Values of Investments			160,000.00
	25000	Interest Received			
(711.35)	25000/BQL22125705	BOQ Superannuation Savings Account			18.99
	25000/RYAN0005_AU STRALIA	Australian Taxation Office			1.67
	28000	Rental Income			
(6,582.44)	28000/IP-1 - New Com	Fortune St, Geebung			37,800.00
(52,000.00)	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes			52,000.00
5,120.00	30100	Accountancy Fees		2,950.00	
259.00	30400	ATO Supervisory Levy		259.00	
350.00	30700	Auditor's Remuneration		400.00	
328.00	30800	ASIC Fees		332.00	
50.65	31500	Bank Charges		302.18	
205.99	32800	Borrowing Expenses		1,174.81	
	33400	Depreciation			
	33400/IP-1 AIRCON	Split System Air Conditioner		124.37	
	37820	Interest on loans (LRBA)			
1,885.42	37820/01	BOQ - LRBA Geebung		11,087.19	
	39000	Life Insurance Premiums			
522.72	39000/HUMBRU00001 A	(Life Insurance Premiums) Hume, Bruce - Accumulation		609.60	
748.08	39000/RYADAR00001 A	(Life Insurance Premiums) Ryan, Darren - Accumulation		891.00	
	41960	Property Expenses - Council Rates			
	41960/IP-1 - New Com	Fortune St, Geebung		230.02	
	42100	Property Expenses - Body Corporate Fees			
	42100/IP-1 - New Com	Fortune St, Geebung		909.77	
	42150	Property Expenses - Water Rates			

Ryan & Hume Super Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	42150/IP-1 - New Com	Fortune St, Geebung		60.90	
14,973.90	48500	Income Tax Expense		34,823.65	
84,850.03	49000	Profit/Loss Allocation Account		250,666.17	
	50010	Opening Balance			
(379,752.17)	50010/HUMBRU00001 A	(Opening Balance) Hume, Bruce - Accumulation			422,272.94
(379,913.90)	50010/RYADAR00001 A	(Opening Balance) Ryan, Darren - Accumulation			422,243.16
	52420	Contributions			
(25,000.00)	52420/HUMBRU00001 A	(Contributions) Hume, Bruce - Accumulation			27,500.00
(25,000.00)	52420/RYADAR00001 A	(Contributions) Ryan, Darren - Accumulation			27,500.00
	53100	Share of Profit/(Loss)			
(25,547.36)	53100/HUMBRU00001 A	(Share of Profit/(Loss)) Hume, Bruce - Accumulation			116,018.41
(25,547.37)	53100/RYADAR00001 A	(Share of Profit/(Loss)) Ryan, Darren - Accumulation			115,972.01
	53330	Income Tax			
3,753.87	53330/HUMBRU00001 A	(Income Tax) Hume, Bruce - Accumulation		13,310.62	
3,720.03	53330/RYADAR00001 A	(Income Tax) Ryan, Darren - Accumulation		13,263.03	
	53800	Contributions Tax			
3,750.00	53800/HUMBRU00001 A	(Contributions Tax) Hume, Bruce - Accumulation		4,125.00	
3,750.00	53800/RYADAR00001 A	(Contributions Tax) Ryan, Darren - Accumulation		4,125.00	
	53920	Life Insurance Premiums			
522.72	53920/HUMBRU00001 A	(Life Insurance Premiums) Hume, Bruce - Accumulation		609.60	
748.08	53920/RYADAR00001 A	(Life Insurance Premiums) Ryan, Darren - Accumulation		891.00	
	60400	Bank Accounts			
2,625.47	60400/BQL22125705	BOQ Superannuation Savings Account		42,810.19	
5,668.05	66000	Borrowing Cost		4,493.24	
273.00	68000	Sundry Debtors		388.85	
	76550	Plant and Equipment (at written down value) - Unitised			
	76550/IP-1 AIRCON	Split System Air Conditioner	1.0000	4,809.75	
	77250	Real Estate Properties (Australian - Non Residential)			

Ryan & Hume Super Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits \$	Credits \$
539,138.00	77250/IP-1 - New Com	Fortune St, Geebung	1.0000	539,138.00	
675,000.00	77250/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes	1.0000	835,000.00	
24,139.55	77250/RYAN0005_INC IDENTALS	Incidentals - Endeavour Blvd		24,139.55	
(4,739.42)	84000	GST Payable/Refundable		1,358.41	
(8,947.90)	85000	Income Tax Payable/Refundable			3,851.65
	85500	Limited Recourse Borrowing Arrangements			
(283,668.72)	85500/01	BOQ - LRBA Geebung			269,422.14
0.00	86000	PAYG Payable			3,743.00
(3,263.00)	88000	Sundry Creditors			30.00
(89,800.00)	88100	Rent In Advance			52,000.00
(11,908.93)	89000	Deferred Tax Liability/Asset			27,908.93
				1,793,282.90	1,793,282.90

Current Year Profit/(Loss): 285,489.82



Accountant Self Review Checklist

Client Name: Ryan & Hume Super Fund Period Ended: 30/06/2022
 Client Code: RYAN0005 Accountant: Courtney Creevey

Items for accountant to consider before submitting for manager review.

No.		Completed	N/A
Financial Statements			
1	Each report page (BS, P&L, Notes) shows correct period end date and notes reviewed to ensure totals agree to balance sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Balance Sheet is not out of balance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	No negative assets or liabilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Assets and Liabilities classified appropriately, i.e.. current/non-current, Payables/Borrowings/LBRA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Notes - check all headings are correct, i.e.. not missing or saying "Other" & amounts add up correctly and agree to balance sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Signatures on declarations - check current trustee names and should be individual trustee names not company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Ensure statement of taxable income agrees to income tax return amount of tax payable/ (Refundable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax Return			
8	Updated address to client's address not HA PO Box (unless exception applies, check with manager if unsure)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	SMSF auditor details reviewed to ensure correct details. If Audit report qualified, ensure section 6B and Section 6C are completed correctly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Reviewed client's bank account details to ensure current bank account	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Electronic Service Address details reviewed to ensure correct managing provider reported	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Review Income and Expenses for reasonableness	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Review assets and liabilities amounts recorded from software. Review reporting of classification (Eg, LBRA and Loans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	If a Capital Gain in current financial year, ensure CGT schedule attached to tax return.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18	If Carry Forward Tax Losses or Capital Losses, ensure losses schedule attached to tax return.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19	Review taxpayers details for taxpayer declaration, update if required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Issues to consider			
20	<u>Accounting Fees:</u> - Have you confirmed expense is matching HA records and reviewed for deductibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	<u>Audit Fees:</u> - Have you confirmed expense is matching invoices from auditor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	<u>Repairs and Maintenance:</u> - Account reviewed for asset items and attached in workpapers. - Larger items queried with client and if required, supporting invoices received.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23	<u>Sundry Debtors/Creditors:</u> - Agree to listings in workpapers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30	<u>Depreciation Schedule:</u> - Depreciation recorded in Profit and Loss agrees to depreciation schedule. - Closing Value of assets in Balance Sheet agrees to depreciation schedule. - Ensure if using tax and accounting for depreciation, included in tax rec as adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
31	<u>GST Liability:</u> - Reconciled and workpapers prepared. - If GST adjustment required, paragraph included in management letter or amended BAS prepared for client signature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32	<u>Ledger Review:</u> - Review Profit and Loss expenses for reasonableness to last year, and if large differences, GL attached in workpapers. - Ensure P&L Expenses show all amounts, i.e.. 4 quarters for rates & water, 12 payments for insurance - Ensure P&L Expenses do not include personal expenses - Ensure all balance sheet items have appropriate supporting documents to support 30 June Balances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

33	<u>Trust Distributions Received:</u> - Do we have a copy of the EOFY Tax statement, and have you reconciled the net cash received to the statement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34	<u>Dividends Received:</u> - Do we have a copy of all dividend statements on file and have you reconciled all dividends received to the statements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35	<u>Rental income:</u> - If rental income received, have you prepared the rental income workpaper and reconciled the rent received? Have you considered if any rental income is a prepayment of rent and classified as appropriate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36	<u>Investment Strategy:</u> - Have we received a copy of the client's investment strategy? If not, have you ensured we have included a paragraph in our management letter?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37	<u>Property Valuation Reports:</u> - If property valuation reports are due for the next financial year, have you included a paragraph in the management letter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Transaction Update

Bank of Queensland Limited

ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead Qld 4006
GPO BOX 898, Brisbane QLD 4001
Tel +61 7 3212 3333
Fax +61 7 3212 3399
AFSL and ACL No. 244616

SUPERANNUATION SAVINGS
Account Number: 22125705

Printed: 15/07/2022
Pages: 2

RYAN & HUME PTY LTD
AS TRUSTEE FOR
RYAN & HUME SUPER FUND
6 BRODERS STREET
BRACKEN RIDGE QLD 4017

Transactions
From: 01/04/2022
To: 30/06/2022

Date	Description	Debit	Credit	Balance
01/04/2022	Opening Balance			\$18,839.62
01/04/2022	Direct Credit Jewellery Serv lc Geebung Rent		\$3,465.00	\$22,304.62
07/04/2022	Tfr From 022135579 lb2-68168804		\$1,100.00	\$23,404.62
10/04/2022	Bpay Deft Payments lb2-56179844	\$545.86		\$22,858.76
10/04/2022	Bpay Urban Utilities lb2-56182424	\$288.31		\$22,620.45
14/04/2022	Tfr From 022135579 lb2-42522104		\$1,100.00	\$23,720.45
17/04/2022	Pay Anyone To Met Services 124 185 023152514 lb2-12478690	\$5,427.53		\$18,292.92
21/04/2022	Tfr From 022135579 lb2-80272364		\$1,100.00	\$19,392.92
28/04/2022	Transfer To Loan Acct Tfr: From Tran A/c To Loan A/c	\$2,133.35		\$17,259.57
28/04/2022	Tfr From 022135579 lb2-75132450		\$1,100.00	\$18,359.57
28/04/2022	Direct Debit Onepath Life E331113 35	\$50.80		\$18,308.77
28/04/2022	Direct Debit Onepath Life E336922 35	\$74.25		\$18,234.52
30/04/2022	Internet Pay Anyone Fee	\$0.65		\$18,233.87
30/04/2022	Interest		\$2.58	\$18,236.45
02/05/2022	Direct Credit Jewellery Serv lc Geebung Rent		\$3,465.00	\$21,701.45
05/05/2022	Tfr From 022135579 lb2-85008824		\$1,100.00	\$22,801.45
11/05/2022	Bpay Tax Office Payments lb2-26577670	\$4,850.00		\$17,951.45

Date	Description	Debit	Credit	Balance
12/05/2022	Tfr From 022135579 lb2-34149164		\$1,100.00	\$19,051.45
19/05/2022	Tfr From 022135579 lb2-75317590		\$1,100.00	\$20,151.45
26/05/2022	Tfr From 022135579 lb2-58672064		\$1,100.00	\$21,251.45
28/05/2022	Transfer To Loan Acct Tfr: From Tran A/c To Loan A/c	\$2,133.35		\$19,118.10
30/05/2022	Direct Credit Ato Ato007000016007733		\$1.67	\$19,119.77
30/05/2022	Direct Debit Onepath Life E331113 35	\$50.80		\$19,068.97
30/05/2022	Direct Debit Onepath Life E336922 35	\$74.25		\$18,994.72
31/05/2022	Interest		\$2.59	\$18,997.31
01/06/2022	Direct Credit Jewellery Serv lc Geebung Rent		\$3,465.00	\$22,462.31
02/06/2022	Tfr From 022135579 lb2-59122210		\$1,100.00	\$23,562.31
07/06/2022	Tfr To Account 022135579 lb2-76388295	\$3,984.00		\$19,578.31
09/06/2022	Tfr From 022135579 lb2-85322550		\$1,100.00	\$20,678.31
16/06/2022	Tfr From 022135579 lb2-94222104		\$1,100.00	\$21,778.31
19/06/2022	Tfr From 020220577 lb2-50858304		\$27,500.00	\$49,278.31
19/06/2022	Tfr From 020220577 lb2-50858864		\$27,500.00	\$76,778.31
19/06/2022	Tfr To Account 020220577 lb2-50859724	\$41,580.00		\$35,198.31
19/06/2022	Tfr From 022135579 lb2-50861044		\$7,700.00	\$42,898.31
23/06/2022	Tfr From 022135579 lb2-35074404		\$1,100.00	\$43,998.31
28/06/2022	Transfer To Loan Acct Tfr: From Tran A/c To Loan A/c	\$2,166.92		\$41,831.39
28/06/2022	Direct Debit Onepath Life E331113 35	\$50.80		\$41,780.59
28/06/2022	Direct Debit Onepath Life E336922 35	\$74.25		\$41,706.34
30/06/2022	Tfr From 022135579 lb2-71196484		\$1,100.00	\$42,806.34
30/06/2022	Interest		\$3.85	\$42,810.19



NOTE: THIS IS NOT A STATEMENT OF ACCOUNT, YOUR FORMAL STATEMENT WILL BE MAILED WHEN DUE OR CAN BE ORDERED IF REQUIRED.

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Rental Income (28000)					
<u>Fortune St. Geebung (IP-1 - New Com)</u>					
15/07/2021	TFR FROM 020220577			3,150.00	3,150.00 CR
15/08/2021	TFR FROM 020220577			3,150.00	6,300.00 CR
15/09/2021	TFR FROM 020220577			3,150.00	9,450.00 CR
15/10/2021	TFR FROM 020220577			3,150.00	12,600.00 CR
15/11/2021	TFR FROM 020220577			3,150.00	15,750.00 CR
15/12/2021	TFR FROM 020220577			3,150.00	18,900.00 CR
15/01/2022	TFR FROM 020220577			3,150.00	22,050.00 CR
15/02/2022	TFR FROM 020220577			3,150.00	25,200.00 CR
01/03/2022	Direct Credit Jewellery Serv ic Rent			3,150.00	28,350.00 CR
01/04/2022	Direct Credit Jewellery Serv ic Geebung Rent			3,150.00	31,500.00 CR
02/05/2022	Direct Credit Jewellery Serv ic Geebung Rent			3,150.00	34,650.00 CR
01/06/2022	Direct Credit Jewellery Serv ic Geebung Rent			3,150.00	37,800.00 CR
				37,800.00	37,800.00 CR

Total paid by Golddriver= \$25,200

Total Debits: 0.00
 Total Credits: 37,800.00

New Tenant Commenced April 2022
 Same annual rent \$37,800 (\$3,150 per month) for new tenant



Commercial Tenancy Agreement

Fourth Edition

This Tenancy Agreement is made between the Lessor and the Tenant. The Lessor leases to, and the Tenant accepts a lease of, the Premises for the rent payable by the Tenant, subject to the terms of this Agreement.

THIS AGREEMENT COMPRISES THE REFERENCE SCHEDULE AND COMMERCIAL TENANCY AGREEMENT CONDITIONS.

DO NOT USE THIS DOCUMENT:

- FOR RESIDENTIAL TENANCIES.
- FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT 1994* (Qld).
- WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS THREE (3) YEARS.
- WHERE REGISTRATION UNDER THE *LAND TITLE ACT 1994* (Qld) IS REQUESTED BY THE TENANT.
- WHERE A HIGH VALUE LEASE IS TO BE ENTERED INTO AS YOU MAY NOT OBTAIN THE PROTECTION OF A LEASE PREPARED BY A SOLICITOR.

INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the Tenancy Agreement. Reference should be made to Sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.
2. This Agreement provides for rent to be reviewed by either an index review or by fixed increases. It is not suitable for use where rent is to be reviewed to market except if the Agreement provides for an option (refer clause 15.1).
3. Only certain outgoings are recoverable in all circumstances (see the definition of 'outgoings' in clause 1.2). Additional outgoings may be recovered by ticking the boxes at item 10(b).
4. Ensure that all items are completed in the Reference Schedule.

Item 1: Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.

Item 2: Full name/s of the Tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.

Item 4: The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 4.

Item 6: Insert the period of the further Tenancy, e.g. "6 months" or "1 year" or "not applicable". **The total term of the lease including any options is not to exceed three years. Plus insert the notice period to exercise the option.**

Item 8: Insert the date/s on which the rent is to be reviewed and the method of the rent review or "not applicable".

Item 9: The Permitted Use should be stated clearly.

Item 10(a): Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

Item 10(b): Tick any additional outgoings the Tenant is to pay.

INITIALS

REFERENCE SCHEDULE

1. LESSOR:

NAME: RYAN & HUME BARE PTY LTD ATF FORTUNE STREET LRBA TRUST

ABN:
ACN: 167 285 627

ADDRESS: C/- PO BOX 504
SUBURB: NORTH LAKES STATE: QLD POSTCODE: 4509
PHONE: MOBILE: 0418 758 750 FAX: EMAIL:

2. TENANT:

NAME: GOLDRIVER JEWELLERS PTY LTD

ABN: 30 069 491 005
ACN: 069 491 005

ADDRESS: C/- PO BOX 504
SUBURB: NORTH LAKES STATE: QLD POSTCODE: 4509
PHONE: MOBILE: 0418 750 206 FAX: EMAIL:

3. GUARANTOR:

NAME: Not applicable

N/A ABN:
ACN:

ADDRESS:
SUBURB: STATE: POSTCODE:
PHONE: MOBILE: FAX: EMAIL:

4. PREMISES:

Annex a plan if available

LEVEL OR TENANCY NO:
ADDRESS: 7/20 FORTUNE STREET
SUBURB: GEEBUNG STATE: QLD POSTCODE: 4034
Description: Lot: 7 RP/SP: BUP 104590

5. TERM:

The Term of the Agreement is: 2 Months Years

Commencing on: 28/04/2021 and ending on: 27/04/2023
DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

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

Period of further term: 1 YEAR

Final date for exercise of option: 21/04/2023
DATE (dd/mm/yyyy)

7. RENT:

\$ 37,800.00 + GST per month year Select applicable box

INITIALS

8. RENT REVIEW:

Refer to clause 3.3

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

Review Date	Type of Review
ANNUALLY	<input checked="" type="checkbox"/> Index review <input type="checkbox"/> Fixed increase – amount of increase: _____ %

9. PERMITTED USE:

Warehouse, shed and Office

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100% of Outgoings attributable to Lot 7

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

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

Other (insert details):

11. DEPOSIT:

\$ Not applicable

12. LESSOR'S AGENT:

NAME: Not applicable

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

ACN:

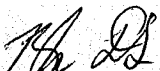
LICENCE NUMBER:

INITIALS

SPECIAL CONDITIONS

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

Not applicable

Handwritten initials in black ink, appearing to be 'M.D.' or similar, written over a dotted background.

AGREEMENT MADE

DATE:

28/04/2021

EXECUTED as an Agreement.

(dd/mm/yyyy):

EXECUTION BY LESSOR

LESSOR 1

Executed by:

RYAN & HUME BARE PTY LTD A.C.N. 167 285 627 ATF FORTUNE STREET LRBA TRUST

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

Director/Secretary

DARREN LEE RYAN

Name of Director/Secretary (BLOCK LETTERS)

Director

BRUCE GREGORY HUME

Name of Director (BLOCK LETTERS)

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

SIGNED by:

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

registered no _____ in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by:

AS LESSOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

LESSOR 2

Executed by:

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

Director/Secretary

Name of Director/Secretary (BLOCK LETTERS)

Director

Name of Director (BLOCK LETTERS)

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

SIGNED by:

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

registered no _____ in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by:

AS LESSOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

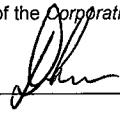
INITIALS

[Handwritten initials]

EXECUTION BY TENANT

TENANT 1

Executed by: GOLDRIVER JEWELLERS PTY LTD A.C.N. 069 491 005
in accordance with Section 127 of the *Corporations Act 2001* (Cth)


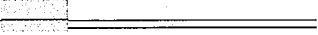
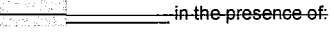


Director/Secretary 

Director 




DARREN LEE RYAN
Name of Director/Secretary (BLOCK LETTERS)






BRUCE GREGORY HUME
Name of Director (BLOCK LETTERS)

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

SIGNED by: 
the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated  registered no  in the presence of:
 Name of Witness (BLOCK LETTERS) 



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

SIGNED by  AS TENANT in the presence of:
 Name of Witness (BLOCK LETTERS) 

ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 


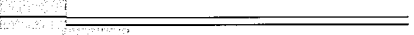
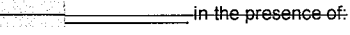


TENANT 2

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




Director/Secretary 

Name of Director/Secretary (BLOCK LETTERS)






Director 

Name of Director (BLOCK LETTERS)

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

SIGNED by: 
the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated  registered no  in the presence of:
 Name of Witness (BLOCK LETTERS) 

OR

SIGNED by  AS TENANT in the presence of:
 Name of Witness (BLOCK LETTERS) 

ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 

INITIALS 



EXECUTION BY THE GUARANTOR

SIGNED by _____

AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

_____ STATE: _____ POSTCODE: _____

SIGNED by _____

AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

_____ STATE: _____ POSTCODE: _____

INITIALS

COMMERCIAL TENANCY AGREEMENT CONDITIONS

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

1.2 Definitions

Unless the context otherwise requires:

- (1) **"Agreement"** means this document, including any Schedule or Annexure to it;
- (2) **"Building"** means the building of which the Premises forms part;
- (3) **"Business Day"** means a day that is not a Saturday, Sunday or any other day which is a Public Holiday or a Bank Holiday in the place where an act is to be performed or a payment is to be made;
- (4) **"Claim"** includes any claim or legal action and all costs and expenses incurred in connection with it;
- (5) **"Default Interest Rate"** means the Standard Default Contract Rate applying at the due date published by the Queensland Law Society Inc.;
- (6) **"GST"** means a goods and services tax or similar value added tax;
- (7) **"Land"** means the Land on which the Premises are situated;
- (8) **"Lessor's Property"** means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
- (9) **"Outgoings"** means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires):
 - (a) Rates and charges that a local government imposes and levies collected by a local government on behalf of the State of Queensland;
 - (b) Insurance premiums (including building, fire, loss of rent, plate glass and public liability) payable by the Lessor;
 - (c) Land tax;
 - (d) Body Corporate fees and levies (including but not limited to Administrative Fund levies and Sinking Fund levies); and
 - (e) the additional outgoings referred to in Item 10(b) of the Reference Schedule;
- (10) **"Premises"** means the premises described in Item 4 of the Reference Schedule and includes the Lessor's Property in the Premises;
- (11) **"REIQ"** means The Real Estate Institute of Queensland Ltd;
- (12) **"Tenancy"** means the tenancy between the Lessor and the Tenant created by this Agreement;
- (13) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
- (14) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not the Lessor's;
- (15) **"Tenant's Services"** means all utilities and services in or provided to the Premises and without limiting the generality of the foregoing shall include provision of electricity, gas, water, waste disposal, sewerage, telephone and data services; and

- (16) **"Term"** means either a periodic monthly tenancy or the period of months or years described in Item 5 of the Reference Schedule, as applicable, commencing on the date in Item 5 in the Reference Schedule.

1.3 Interpretation

- (1) Reference to:
 - (a) one gender includes each other gender;
 - (b) the singular includes the plural and the plural includes the singular;
 - (c) a person includes a body corporate;
 - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
 - (e) a statute, regulation or provision of a statute or regulation ("**Statutory Provision**") includes:
 - (i) that Statutory Provision as amended or re-enacted from time to time; and
 - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) All monetary amounts are in Australian dollars, unless otherwise stated.
- (3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
- (4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
- (5) A party which is a trustee is bound both personally and in its capacity as a trustee.
- (6) "Including" and similar expressions are not words of limitation.
- (7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
- (9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
- (10) Sections 105 and 107 of the *Property Law Act 1974 (Qld)* do not apply to this Tenancy.

2. TERM AND HOLDING OVER

2.1 Term

The Lessor lets the Premises to the Tenant and the Tenant accepts the Premises as tenant for the Term.

2.2 The Tenant may exercise an option to renew this Agreement for the further term if clause 15 applies.

2.3 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

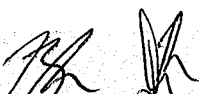
- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other one (1) months' notice expiring on any day.

3. RENT AND RENT REVIEWS

3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
- (2) pay the first instalment on the signing of this Agreement;



- (3) if necessary, pay the first and last instalments apportioned on a daily basis; and
- (4) pay all instalments as the Lessor directs.

3.2 Definitions

In clause 3.3:

- (1) "Index Number" means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) "Review Date" means a date which is stated in Item 8 of the Reference Schedule as a date from which the rent is to be reviewed.

3.3 Rent Review

(1) Application

This clause 3.3 applies if there is a Review Date.

(2) Review

The Rent must be reviewed as from each Review Date to an amount represented by:

If an Index Review, then A where:

$$A = \frac{B \times D}{C}$$

Where B = the Index Number for the quarter ending immediately before the relevant Review Date;

Where C = the index number for the quarter one (1) year before the quarter in B; and

Where D = the Rent payable immediately before the Review Date.

Or if a Fixed Increase, then A where:

$$A = B + B \times C$$

Where B = the Rent payable immediately before the Review Date

Where C = the percentage stated in Item 8 of the Reference Schedule.

- (3) Time is not of the essence in respect of the review of Rent.

4. OUTGOINGS

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 10(a) of the Reference Schedule, that percentage, of the Outgoings.
- (2) Outgoings are payable to the Lessor within fourteen (14) days of production to the Tenant of a copy of the Lessor's assessment notice or account.

5. USE OF THE PREMISES

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

5.2 Restrictions on use

The Tenant must not:

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's written consent which must not be unreasonably withheld;
- (3) overload any Tenant's Services;
- (4) damage the Lessor's Property;

- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior written consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything unlawful or illegal on the Premises.

5.3 Tenant's Services

The Tenant shall be responsible for payment for all Tenant's Services provided directly to the Premises.

6. MAINTENANCE AND REPAIR

6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Lessor's Right to Inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

8. TENANT'S RELEASE AND INDEMNITY

8.1 The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.

8.2 The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:

- (1) if it:
 - (a) occurs in the Premises;
 - (b) arises from the use of the Services in the Premises; or
 - (c) arises from the overflow or leakage of water from the Premises,
 except to the extent that it is caused by the Lessor's deliberate act or negligence; and

- (2) if it arises from the negligence or default of the Tenant or the Tenant's Employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.

- 8.3 The Lessor must do everything reasonable to ensure the Tenant's Services operate efficiently during normal working hours.
- 8.4 Except to the extent that any interruption to the operation of the Tenant's Services is caused by the Lessor's deliberate act or negligence then in the event that the Tenant's Services do not operate efficiently the Tenant shall:-
- (a) have no right to claim compensation against the Lessor; and
- (b) have no right to terminate this Agreement.
- 8.5 The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

9. DEFAULT AND TERMINATION

9.1 Default

The Tenant defaults under this Agreement if:

- (1) the Rent or any money payable by the Tenant is unpaid for fourteen (14) days;
- (2) the Tenant breaches any other term of this Agreement;
- (3) the Tenant assigns its property for the benefit of creditors;
- (4) the Tenant becomes a bankrupt person within the meaning of the *Bankruptcy Act 1966 (Cth)*; or
- (5) the Tenant becomes an externally-administered body corporate within the meaning of the *Corporations Act 2001 (Cth)*.

9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may, subject to its obligations under s 124 of the *Property Law Act 1974 (Qld)*, do any one or more of the following after giving any notice required by law:

- (1) re-enter and take possession of the Premises;
- (2) by notice to the Tenant, terminate this Agreement;
- (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (4) exercise any of its other legal rights;
- (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

10. TERMINATION OF TERM

10.1 Tenant's Obligations

At the end of the Term the Tenant must:

- (1) vacate the Premises and give them back to the Lessor in the condition required by clause 6.1(1);
- (2) remove all the Tenant's Property from the Premises;
- (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
- (4) return all keys, security passes and cards held by it or the Tenant's Employees.

10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

- (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

11. DAMAGE AND DESTRUCTION

11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

- (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type, extent and effect of damage or destruction; and
- (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.

11.2 Tenant May Terminate

The Tenant may terminate this lease by notice to the Lessor unless the Lessor:

- (1) within three (3) months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
- (2) carries out the reinstatement works within a reasonable time.

11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

- (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
- (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.

11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this lease by giving the Tenant at least one (1) months' notice ending on any day of the month. At the end of that months' notice, this lease ends.

11.5 Dispute Resolution

- (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
- (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
- (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.

11.6 Lessor Not Obligated to Reinstate

- (1) Nothing in this lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
- (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.

11.7 Antecedent Rights

Termination under this clause 11 does not affect either parties' accrued rights before termination.

12. INTEREST FOR LATE PAYMENT

Without affecting the Lessor's other rights, if the Tenant does not pay any money owing to the Lessor under this Agreement within fourteen (14) days after the due date, the Tenant must pay interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.

13. DUTY

The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

14. GOODS AND SERVICES TAX

If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

15. OPTION FOR FURTHER TENANCY

- 15.1 This Clause 15 applies if item 6 of the Reference Schedule is completed with a period of a further term.
- 15.2 If the Tenant:
- (1) wishes to lease the Premises for the further term; and
 - (2) gives notice to that effect to the Lessor strictly in accordance with the timeframes in item 6 of the Reference Schedule; and
 - (3) has not breached this Agreement or if breached such breach has been waived by the Lessor or remedied,
- the Lessor must, subject to clause 15.6, grant to and the Tenant must take a further tenancy (**New Tenancy**) of the Premises on the terms and conditions set out in clause 15.3.
- 15.3 The New Tenancy will be on the same terms and conditions as this Agreement except that:
- (1) the Rent for the New Tenancy will be the amount agreed between the Lessor and the Tenant or, failing agreement by the date the Term expires, the market rent for the Premises determined by an independently qualified Valuer (acting as an expert) in accordance with clause 15.4;
 - (2) the Commencement Date will be the day after the Term expires; and
 - (3) the New Tenancy will omit this clause 15 unless there is more than one option of renewal set out in item 6 of the Reference Schedule.
- 15.4 If the Rent is to be determined according to market under clause 15.3(1), the Valuer is to be nominated by the Chief Executive Officer of the REIQ at the request of either party. The following additional terms apply:
- (1) the Valuer's decision is final and binding on the parties;
 - (2) the Valuer's costs must be paid by the Lessor and the Tenant equally. Either party may pay the Valuer's costs and recover one half of the amount paid from the other party on demand; and
 - (3) if the Rent for the New Tenancy is not determined by the date the Term expires, then:
 - (a) until the Valuer determines the Rent for the New Tenancy, the Tenant must continue to pay the existing Rent; and
 - (b) when the Valuer's decision is made under this clause 15.4, the parties will make an adjustment for any over or under payment of the Rent.
- 15.5 Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Agreement and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.
- 15.6 If there is a Guarantor under this Agreement, the Lessor is not required to grant the New Tenancy unless the Tenant obtains a further guarantee on the same terms of the due and punctual performance of the Tenant's obligations under this Agreement by the Guarantor or any other replacement guarantor acceptable to the Lessor.

16. DEPOSIT AND COMMISSION

- 16.1 The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.
- 16.2 The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.
- 16.3 The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

17. NOTICES

- 17.1 Any notice given or required by this Agreement to be given to a party ("the addressee") must be in writing and, without prejudice to any other lawful method of service, shall be deemed to have been sufficiently given if it is sent to a facsimile number or email address which has been stated for the addressee in this Agreement or otherwise provided by the addressee to the sender.
- 17.2 Any such notice sent to a facsimile number shall be deemed to have been received by the addressee when the sender obtains a clear transmission report.
- 17.3 Any such notice sent to an email address shall be deemed to have been received by the addressee when it is capable of being retrieved by the addressee at the email address in accordance with section 24 of the *Electronic Transactions (Queensland) Act 2001*.
- 17.4 Any such notice may also be given in the manner provided in section 109X of the *Corporations Act 2001 (Cth)* as if it were being served for the purposes stated in that section or in accordance with the provisions of section 347 of the *Property Law Act 1974 (Qld)*.

18. GUARANTEE AND INDEMNITY

- 18.1 Where Item 3 of the Reference Schedule is completed with the name or names of any person or persons then the succeeding provisions of this clause 18 shall apply.
- 18.2 The Guarantor (and jointly and severally where there is more than one Guarantor) guarantees to the Lessor the timely payment by the Tenant of the Rent and other moneys agreed to be paid by the Tenant under this Agreement and the timely compliance with all the terms by which the Tenant is bound under this Agreement.
- 18.3 The Guarantor will at all times pay to the Lessor on demand and indemnify and keep the Lessor indemnified from and against all losses which the Lessor may suffer or incur consequent upon or arising out of any failure by the Tenant to comply with the terms in a timely manner.

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Body Corporate Fees (42100)					
Fortune St. Geebung (IP-1 - New Com)					
28/01/2022	BPAY IB2-51661183	DEFT PAYMENTS	545.86		545.86 DR
28/01/2022	DEFT PAYMENT- BODY CORP- GRJ- FEB 22 PERIOD			181.95	363.91 DR
10/04/2022	BPAY IB2-56179844	DEFT PAYMENTS	545.86		909.77 DR
			1,091.72	181.95	909.77 DR

Total Debits: 1,091.72

Total Credits: 181.95

CTS 15868

ABN: 52086069120 **Not Registered for GST**
20 FORTUNE STREET
GEEBUNG QLD 4034

Accounts: 1300 881 227

NOTICE OF CONTRIBUTIONS

BRUCE GREGORY HUME, DARREN LEE RYAN
UNIT 7
20 FORTUNE STREET
GEEBUNG QLD 4034

PAID
DATE: 22/10/21
CHG. NO.

Invoice

Invoice No: 0000052 Issue Date: 18/09/21
Net Amount Payable: \$ 426.82
Due Date: 01/11/2021

Body Corporate CONCORDE COURT - CTS: 15868 - ABN: 52086069120

Lot No. 7 Unit U7	Previous Balance:	0.00		
Address: 20 FORTUNE STREET, GEEBUNG, QLD 4034	Penalty Interest:	0.00		
Contribution Entitlement: 20 Interest Entitlement: 20	Issued levies not due:	0.00		
Description	Transaction Type	Fund	Gross	Totals
For the period 01/11/2021 to 31/01/2022	Normal (interim)	Admin	\$317.53	\$317.53
For the period 01/11/2021 to 31/01/2022	Normal (interim)	Sink	\$109.29	\$109.29
Arrears/Issued at time of printing				\$0.00
Gross Amount				\$426.82
Net Amount Payable				\$426.82

PAID BY TENANT PER LY- GRJ

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

Please make cheques payable to: Body Corporate for CTS 15868



DEFT Reference Number:
2725 2693 0349 3590 0078

CONCORDE COURT
Lot No. 7 Unit U7
CONCORDE COURT
Invoice No: 0000052
Net Amount Payable: \$426.82
Due Date: 01/11/2021

How to Pay

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



Biller Code: 96503
Reference: 2725 2693 0349 3590 0078



*442 272526930 34935900078

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

+272526930 34935900078<

000042682<4+

CTS 15868

ABN: 52086069120
20 FORTUNE STREET
GEEBUNG QLD 4034

SUPER

Accounts: 1300 881 227
Body Corporate Services (QLD) Pty Ltd

NOTICE OF CONTRIBUTIONS

BRUCE GREGORY HUME, DARREN LEE RYAN
UNIT 7
20 FORTUNE STREET
GEEBUNG QLD 4034

Invoice

Invoice No: 0000059 Issue Date: 19/12/21
Net Amount Payable: \$ 545.86
Due Date: 01/02/2022

Body Corporate CONCORDE COURT - CTS: 15868 - ABN: 52086069120

Lot No. 7 Unit U7	Previous Balance:	0.00		
Address: 20 FORTUNE STREET, GEEBUNG, QLD 4034	Penalty Interest:	0.00		
Contribution Entitlement: 20 Interest Entitlement: 20	Issued levies not due:	0.00		
Description	Transaction Type	Fund	Gross	Totals
01/02/2022 to 30/04/2022 for total Levy of \$1508.20 pa	Normal	Admin	\$436.57	\$436.57
01/02/2022 to 30/04/2022 for total Levy of \$437.16 pa	Normal	Sink	\$109.29	\$109.29
Arrears/Issued at time of printing				\$0.00
Gross Amount				\$545.86
Net Amount Payable				\$545.86

Paid by SMSF -
Old Tenant GRJ Pay 1 month - Feb 2022 per agmt \$181.95
Invoiced new Tenant in 2023 FY 2 months \$363.91
Total \$545.86

PAID
DATE 28/1/22
EMD

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

Please make cheques payable to: Body Corporate for CTS 15868

DEFT DEFT Reference Number:
2725 2693 0349 3590 0078

How to Pay

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

CONCORDE COURT
Lot No. 7 Unit U7
CONCORDE COURT
Invoice No: 0000059
Net Amount Payable: \$545.86
Due Date: 01/02/2022



Billers Code: 96503
Reference: 2725 2693 0349 3590 0078



*442 272526930 34935900078

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

+272526930 34935900078<

000054586<4+

CTS 15868

Paid 10/4/22 Lryan

ABN: 52086069120
20 FORTUNE STREET
GEEBUNG QLD 4034

Accounts: 1300889227
Body Corporate Services (QLD) Pty Ltd

NOTICE OF CONTRIBUTIONS

BRUCE GREGORY HUME, DARREN LEE RYAN
UNIT 7
20 FORTUNE STREET
GEEBUNG QLD 4034

Invoice

Invoice No: 0000066 Issue Date: 18/03/22
Net Amount Payable: \$ 545.86
Due Date: 01/05/2022

Body Corporate CONCORDE COURT - CTS: 15868 - ABN: 52086069120

Lot No. 7 Unit U7	Previous Balance:	0.00		
Address: 20 FORTUNE STREET, GEEBUNG, QLD 4034	Penalty Interest:	0.00		
Contribution Entitlement: 20 Interest Entitlement: 20	Issued levies not due:	0.00		
Description	Transaction Type	Fund	Gross	Totals
01/05/2022 to 31/07/2022 for total Levy of \$1508.20 pa	Normal	Admin	\$436.57	\$436.57
01/05/2022 to 31/07/2022 for total Levy of \$437.16 pa	Normal	Sink	\$109.29	\$109.29
Arrears/Issued at time of printing				\$0.00
Gross Amount				\$545.86
Net Amount Payable				\$545.86

Paid by SMSF - Invoiced to Tenant in 2023 FY- for \$545.86

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

Please make cheques payable to: Body Corporate for CTS 15868



DEFT
PAYMENT SYSTEMS

DEFT Reference Number:
2725 2693 0349 3590 0078

How to Pay

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

CONCORDE COURT
Lot No. 7 Unit U7
CONCORDE COURT
Invoice No: 0000066
Net Amount Payable: \$545.86
Due Date: 01/05/2022



Biller Code: 96503
Reference: 2725 2693 0349 3590 0078



*496 272526930 34935900078

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

+272526930 34935900078<

000054586<4+

Ryan & Hume Super Fund

General Ledger

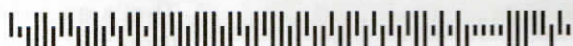
As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Water Rates (42150)					
Fortune St. Geebung (IP-1 - New Com)					
11/02/2022	BPAY IB2-50228419	URBAN UTILITIES	16/09/2021 -23/12/2021	259.51	259.51 DR
11/02/2022	URBAN UTILITIES- GRJ 16/09/2021-23/12/2021			259.51	0.00 DR
10/04/2022	BPAY IB2-56182424	URBAN UTILITIES	24/12/2021 - 23/03/2022	238.31	238.31 DR
10/04/2022	URBAN UTILITIES- GRJ 24/12/2021-28/02/2022			177.41	60.90 DR
			497.82	436.92	60.90 DR

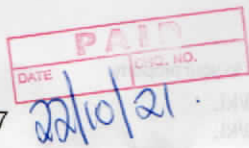
Total Debits: 497.82

Total Credits: 436.92

Water and Sewerage Quarterly Account



QUUC79_A4A01/E-125/S-244/I-487/036
RYAN & HUME BARE PTY LTD
C/- FORTUNE STREET LRBA TRUST
7/20 FORTUNE ST
GEEBUNG QLD 4034



Property Location: CONCORDE COURT 7
20 FORTUNE STREET
GEEBUNG 4034

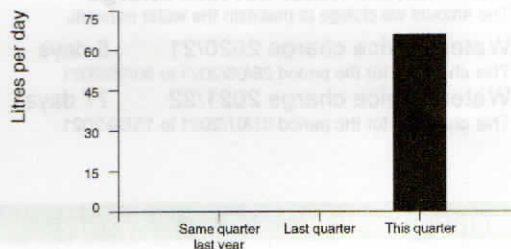
Customer reference number	10 1102 1632 0000 1
Bill number	1102 1632 3
Date issued	28/09/2021
Total due	\$206.73
Current charges due date	30/10/2021

Your water usage

Water usage (kL) 5.47
Days charged 83

Average daily water usage (litres)

Current period 66
Same period last year



Account Summary Period 25/06/2021 - 15/09/2021

Your Last Account

Amount Billed **Paid by Tenant GRJ** \$214.96
Amount Paid \$214.96CR

Your Current Account

Balance \$0.00
Current Charges **Paid by Tenant GRJ** \$206.73

Total Due \$206.73

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.

SIMPLER PRICING...
Simple, consistent, user pays tariffs and prices from Friday 1 October 2021.



SCAN ME

eBills make tax time easy.
Cut down on clutter.
Make the switch now.



SCAN ME

Payment options

Direct debit

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

Telephone and internet banking - BPAY®

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet

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



By phone

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



Mail

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



In person

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

Amount paid

Date paid

Receipt number

Water and Sewerage Quarterly Account



QUUC55_A4A01/E-189/S-369/I-737/036
RYAN & HUME BARE PTY LTD
C/- FORTUNE STREET LRBA TRUST
7/20 FORTUNE ST
GEEBUNG QLD 4034

Property Location: CONCORDE COURT 7
20 FORTUNE STREET
GEEBUNG 4034

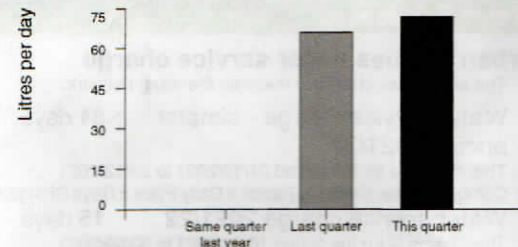
Customer reference number	10 1102 1632 0000 1
Bill number	1102 1632 5
Date issued	13/01/2022
Total due	\$259.51
Current charges due date	12/02/2022

Your water usage

Water usage (kL) 7.10
Days charged 99

Average daily water usage (litres)

Current period 72
Same period last year



Account Summary Period 16/09/2021 - 23/12/2021

Your Last Account

Amount Billed \$206.73
Amount Paid \$206.73CR

Your Current Account

Balance \$0.00
Current Charges \$259.51

Paid by SMSF- Charged to GRJ per Rental agreement

Total Due \$259.51

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.

PAID
DATE 11/2/22
EMD

**SIMPLE, CONSISTENT, EQUITABLE, USER PAYS TARIFFS...
SIMPLER PRICING STARTS NOW!**

See your bill insert or scan to learn more.



SCAN ME

Payment options

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

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

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

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

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

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

Amount paid

Date paid

Receipt number

Paid 10/4/22 L Ryan

**Water and Sewerage
Quarterly Account**



QUUC36_A4A01/E-83/S-156/I-31/036
RYAN & HUME BARE PTY LTD
C/- FORTUNE STREET LRBA TRUST
7/20 FORTUNE ST
GEEBUNG QLD 4034

Property Location: CONCORDE COURT 7
20 FORTUNE STREET
GEEBUNG 4034

Customer reference number	10 1102 1632 0000 1
Bill number	1102 1632 6
Date issued	05/04/2022
Total due	\$238.31
Current charges due date	05/05/2022

Your water usage

Water usage (kL)	6.56
Days charged	90
Average daily water usage (litres)	
Current period	73
Same period last year	

Account Summary Period 24/12/2021 - 23/03/2022

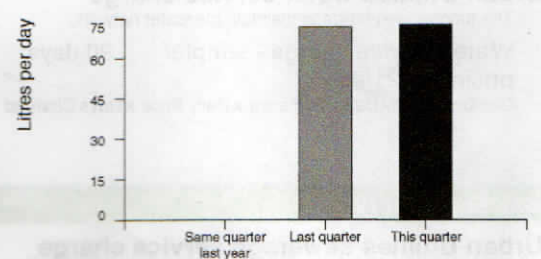
Your Last Account

Amount Billed	\$259.51
Amount Paid	\$259.51 CR

Your Current Account

Balance	\$0.00
Current Charges	\$238.31
Total Due	\$238.31

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.



Paid by SMSF -
Old Tenant GRJ Pay 67 days \$177.41
Invoiced new Tenant in 2023Y
23 Days (Mar 22) \$60.90
Total \$238.31

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

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



Payment options

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

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

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

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

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

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

Amount paid

Date paid

Receipt number

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
Fortune St, Geebung (IP-1 - New Com)					
24/12/2021	COUNCIL RATES- JS- 01/03/2022 - 31/0/2022		230.02		230.02 DR
			230.02		230.02 DR

Total Debits: 230.02

Total Credits: 0.00



Rate Account

Bill number
5000 1039 6522 169

Property Location 7/20 FORTUNE ST
GEEBUNG
Issue Date 1 Jul 2021

Bill number including donation
5800 1039 6522 169

Dedicated to a better Brisbane



P181BCCRA391_A4MA01/E-335/S-669/I-1337
FORTUNE STREET LRBA TRUST
CONCORDE COURT
7/20 FORTUNE ST
GEEBUNG QLD 4034

PAID
DATE: 30/07/21 CHG. NO.: SR

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
28 Apr 2021 - 30 Sep 2021

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

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

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

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

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1996



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

\$885.25

Due Date

2 Aug 2021

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	533.91
Brisbane City Council Miscellaneous Charges	195.20
State Government Charges	156.18

Paid by GRJ- OK when tenant

Total GST on this TAX INVOICE \$17.75

Gross Amount	885.29
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	885.25
Optional Lord Mayor's Charitable Trust donation received by the Due Date	900.25

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

POST billpay
*439 580010396522169

B PAY
 Biller Code: 319186
 Ref: 5800 0000 1571 479
 Amt: \$900.25 by 2 Aug 2021

Excluding Lord Mayor's Charitable Trust \$15 donation

POST billpay
*439 500010396522169

B PAY
 Biller Code: 78550
 Ref: 5000 0000 1571 479
 Amt: \$885.25 by 2 Aug 2021

Pay using your smartphone

Snip

 Available on the Google play and App Store

FORTUNE STREET LRBA TRUST

Due Date	50	Gross Amount	Nett Amount
2 Aug 2021		\$885.29	\$885.25

Rate Account

Property Location 7/20 FORTUNE ST
GEEBUNG
Issue Date 1 Sep 2021

Bill number
5000 1040 1849 719

Bill number including donation
5800 1040 1849 719

Enquiries

(07) 3403 8888
24 hours 7 days

Account Period

1 Oct 2021 - 31 Dec 2021



P242BCCRA211_A4MA01/E-336/S-671/I-1341

FORTUNE STREET LRBA TRUST
CONCORDE COURT
7/20 FORTUNE ST
GEEBUNG QLD 4034

Nett Amount Payable

\$690.05

Due Date

1 Oct 2021

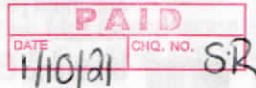
The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

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.

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	533.91
State Government Charges	156.18



Paid by GRJ- OK When tenant

Gross Amount	690.09
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	690.05
Optional Lord Mayor's Charitable Trust donation received by the Due Date	705.05

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

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 580010401849719



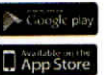
*439 500010401849719



Billers Code: 319186
Ref: 5800 0000 1571 479
Amt: \$705.05 by 1 Oct 2021



Billers Code: 78550
Ref: 5000 0000 1571 479
Amt: \$690.05 by 1 Oct 2021



FORTUNE STREET LRBA TRUST

Due Date	50	Gross Amount	Nett Amount
1 Oct 2021		\$690.09	\$690.05

<0000069005> <004440> <500010401849719> >



Rate Account

Bill number
5000 1040 7202 130

Property Location 7/20 FORTUNE ST
GEEBUNG
Issue Date 2 Dec 2021

Bill number including donation
5800 1040 7202 130

Dedicated to a better Brisbane

Enquiries

(07) 3403 8888
24 hours 7 days



P335BCCRAB48_A4MA01/E-364/S-727/I-1453

FORTUNE STREET LRBA TRUST
CONCORDE COURT
7/20 FORTUNE ST
GEEBUNG QLD 4034

Account Period
1 Jan 2022 - 31 Mar 2022

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

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LORD MAYOR'S CHARITABLE TRUST

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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

\$690.05

Due Date

4 Jan 2022

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	533.91
State Government Charges	156.18
Paid by GRJ- OK for 01/02/2022 - 28/02/2022- when tenant- Invoiced to Tenant in 2023 FY for 1 month	
	\$460.03
	\$230.02
Total	\$690.05
Gross Amount	690.09
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	690.05
Optional Lord Mayor's Charitable Trust donation received by the Due Date	705.05



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



B PAY Biller Code: 319186
Ref: 5800 0000 1571 479
Amt: \$705.05 by 4 Jan 2022

B PAY Biller Code: 78550
Ref: 5000 0000 1571 479
Amt: \$690.05 by 4 Jan 2022

FORTUNE STREET LRBA TRUST

Due Date	50	Gross Amount	Nett Amount
4 Jan 2022		\$690.09	\$690.05



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

COPY

Account number
5000 0000 1571 479

Bill number
5000 1041 2630 413

Dedicated to a better Brisbane

Property Location: 7/20 FORTUNE ST
GEEBUNG

Issue Date 2 Mar 2022

Enquiries

(07) 3403 8888

24 hours 7 days

FORTUNE STREET LRBA TRUST
CONCORDE COURT
7/20 FORTUNE ST
GEEBUNG QLD 4034

Account Period
1 Apr 2022 - 30 Jun 2022

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 8.17% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$690.05

Due Date

1 April 2022



Make a statement. Go paperless!

Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.

Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable.



Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	533.91
State Government Charges	156.18

Paid by SMSF in 2023 FY- Invoiced to Tenant in 2023 FY

Gross Amount	690.09
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	690.05

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



Pay in person at any Post Office



* 439 500010412630413

FORTUNE STREET LRBA TRUST

Due Date

1 Apr 2022



Billers Code : 78550
Ref : 5000 0000 1571 479

50

Gross Amount
\$690.09

Nett Amount

\$690.05

Property Details**COPY****Owner****FORTUNE STREET LRBA TRUST****Property Location****7/20 FORTUNE ST
GEEBUNG****Real Property Description L.7 BUP.104590 PAR KEDRON 20/183**

Valuation effective from	01 Jul 2019	\$136,612
	01 Jul 2020	\$136,612
	01 Jul 2021	\$136,612

Averaged Rateable Valuation (A R V)	\$136,612
-------------------------------------	-----------

Account Details

Account number 5000 0000 1571 479

Opening Balance

Closing Balance Of Last Bill	690.09
Payment Received - 24-Dec-2021	690.05CR
Discount/Rounding Allowed	0.04CR
Total	0.00

Period : 01 Apr 2022 - 30 Jun 2022**Brisbane City Council Rates & Charges**

General Rates - Category 11a (Annually 0.9394 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	408.18
Waste Utility Charge - 1 Charge(S) @ \$91.02 Qtr	91.02
Bushland Preservation Levy Category 11a (Annual 0.0329 Cents In The A R V \$) @ P/F 1.000000	14.30
Environmental Mgt Compliance Levy Category 11a (Annual 0.0479 Cents In The A R V \$) @ P/F 1.000000	20.41
Total	533.91

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

Other Information

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

Bill Number

5000 1041 2630 413

Page 3 of 3



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

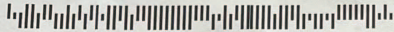
Property Location 7/20 FORTUNE ST
GEEBUNG
Issue Date 4 Jul 2022

Bill number
5000 1041 7994 461

Bill number including donation
5800 1041 7994 461

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2022 - 30 Sep 2022



P181BCCRA719_A4MA01/E-442/S-883/I-1785

FORTUNE STREET LRBA TRUST
CONCORDE COURT
7/20 FORTUNE ST
GEEBUNG QLD 4034

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 8.17% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$1,429.85

Due Date

3 Aug 2022

Summary of Charges

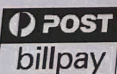
Opening Balance	overdue - June 2022 qtr	709.18
Brisbane City Council Rates & Charges		560.25
State Government Charges		160.45

PAID

Gross Amount	1,429.88
Discount and/or Rounding (where applicable)	0.03 CR
Nett Amount Payable	Paid \$1429.85 10/07/2022 1,429.85
Optional Lord Mayor's Charitable Trust donation received by the Due Date	1,444.85

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010417994461



Billers Code: 319186
Ref: 5800 0000 1571 479
Amt: \$1,444.85 by 3 Aug 2022

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010417994461



Billers Code: 78550
Ref: 5000 0000 1571 479
Amt: \$1,429.85 by 3 Aug 2022

Pay using your smartphone



FORTUNE STREET LRBA TRUST

Due Date

3 Aug 2022

50

Gross Amount

\$1,429.88

Nett Amount

\$1,429.85

<0000142985>

<004440>

<500010417994461>

>

Super

Property Details

Owner	FORTUNE STREET LRBA TRUST	
Property Location	7/20 FORTUNE ST GEEBUNG	
Real Property Description	L.7 BUP.104590 PAR KEDRON 20/183	
Valuation effective from	1 Jul 2020	\$136,612
	1 Jul 2021	\$136,612
	1 Jul 2022	\$147,541
Average Rateable Valuation (A R V)		\$140,255

Account Details Account Number 5000 0000 1571 479

Opening Balance	
Closing Balance Of Last Bill	690.09
Interest Charged On - State Government Charges	2.73
Interest Charged On - Brisbane City Council Rates & Charges	9.34
Projected Interest	7.02
Total	709.18

Period: 1 Jul 2022 - 30 Sep 2022

Brisbane City Council Rates & Charges

General Rates - Category 11a (Annually 0.9635 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	428.31
Waste Utility Charge - 1 Charge(S) @ \$95.51 Qtr	95.51
Bushland Preservation Levy Category 11a (Annual 0.0337 Cents In The A R V \$) @ P/F 1.000000	15.01
Environmental Mgt Compliance Levy Category 11a (Annual 0.0491 Cents In The A R V \$) @ P/F 1.000000	21.42
Total	560.25

State Government Charges

Emergency Management Levy - Group 3	143.05
Commercial Waste Utility Charge - 1 Charge(S) @ \$17.40 Qtr	17.40
Total	160.45

Other Information

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

Bill Number
5000 1041 7994 461

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Rental Income (28000)					
<u>Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018) (RYAN0001)</u>					
26/08/2021	TFR FROM 022135579			1,000.00	1,000.00 CR
02/09/2021	TFR FROM 022135579			1,000.00	2,000.00 CR
09/09/2021	TFR FROM 022135579			1,000.00	3,000.00 CR
16/09/2021	TFR FROM 022135579			1,000.00	4,000.00 CR
23/09/2021	TFR FROM 022135579			1,000.00	5,000.00 CR
30/09/2021	TFR FROM 022135579			1,000.00	6,000.00 CR
07/10/2021	TFR FROM 022135579			1,000.00	7,000.00 CR
14/10/2021	TFR FROM 022135579			1,000.00	8,000.00 CR
21/10/2021	TFR FROM 022135579			1,000.00	9,000.00 CR
28/10/2021	TFR FROM 022135579			1,000.00	10,000.00 CR
04/11/2021	TFR FROM 022135579			1,000.00	11,000.00 CR
11/11/2021	TFR FROM 022135579			1,000.00	12,000.00 CR
18/11/2021	TFR FROM 022135579			1,000.00	13,000.00 CR
25/11/2021	TFR FROM 022135579			1,000.00	14,000.00 CR
02/12/2021	TFR FROM 022135579			1,000.00	15,000.00 CR
09/12/2021	TFR FROM 022135579			1,000.00	16,000.00 CR
16/12/2021	TFR FROM 022135579			1,000.00	17,000.00 CR
23/12/2021	TFR FROM 022135579			1,000.00	18,000.00 CR
30/12/2021	TFR FROM 022135579			1,000.00	19,000.00 CR
06/01/2022	TFR FROM 022135579			1,000.00	20,000.00 CR
13/01/2022	TFR FROM 022135579			1,000.00	21,000.00 CR
20/01/2022	TFR FROM 022135579			1,000.00	22,000.00 CR
27/01/2022	TFR FROM 022135579			1,000.00	23,000.00 CR
03/02/2022	TFR FROM 022135579			1,000.00	24,000.00 CR
10/02/2022	TFR FROM 022135579			1,000.00	25,000.00 CR
17/02/2022	TFR FROM 022135579			1,000.00	26,000.00 CR
24/02/2022	TFR FROM 022135579			1,000.00	27,000.00 CR
03/03/2022	TFR FROM 022135579			1,000.00	28,000.00 CR
10/03/2022	TFR FROM 022135579			1,000.00	29,000.00 CR
17/03/2022	TFR FROM 022135579			1,000.00	30,000.00 CR
24/03/2022	TFR FROM 022135579			1,000.00	31,000.00 CR
31/03/2022	TFR FROM 022135579			1,000.00	32,000.00 CR
07/04/2022	TFR FROM 022135579			1,000.00	33,000.00 CR
14/04/2022	TFR FROM 022135579			1,000.00	34,000.00 CR
21/04/2022	TFR FROM 022135579			1,000.00	35,000.00 CR
28/04/2022	TFR FROM 022135579			1,000.00	36,000.00 CR
05/05/2022	TFR FROM 022135579			1,000.00	37,000.00 CR
12/05/2022	TFR FROM 022135579			1,000.00	38,000.00 CR
19/05/2022	TFR FROM 022135579			1,000.00	39,000.00 CR
26/05/2022	TFR FROM 022135579			1,000.00	40,000.00 CR
02/06/2022	TFR FROM 022135579			1,000.00	41,000.00 CR
09/06/2022	TFR FROM 022135579			1,000.00	42,000.00 CR
16/06/2022	TFR FROM 022135579			1,000.00	43,000.00 CR
19/06/2022	TFR FROM 022135579			7,000.00	50,000.00 CR
23/06/2022	TFR FROM 022135579			1,000.00	51,000.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/06/2022	TFR FROM 022135579			1,000.00	52,000.00 CR
				52,000.00	52,000.00 CR

Total Debits: 0.00

Total Credits: 52,000.00

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
RYAN & HUME BARE PTY LTD ACN 165 592 151		

2. Lot on Plan Description	Title Reference
LOT 110 ON SP 258327 STANLEY MORETON BAY	50936110

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		GOLD RIVER JEWELLERS NORTH LAKES PTY LTD	

4. Interest being leased
FEE SIMPLE

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

6. Term of lease	7. Rental/Consideration
Commencement date/event: 20 / 02 / 2017	\$52,000.00 per annum exclusive of GST plus all outgoings.
Expiry date: 20 / 02 / 2020 and/or Event:	
*Options: 2 x 3 years	
#Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	

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; *the attached schedule and document no. ;
* document no. ; *Option in registered Lease no. has not been exercised.
* delete if not applicable

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

.....signature
full name
qualification

Witnessing Officer

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

RYAN & HUME BARE PTY LTD ACN 165 592 151

 DIRECTOR

 DIRECTOR
 Execution Date 01/03/2018 Lessor's Signature

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

Witnessing Officer

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

GOLD RIVER JEWELLERS NORTH LAKES PTY LTD

 DIRECTOR

 DIRECTOR
 Execution Date 01/03/2018 Lessee's Signature

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Rent In Advance (88100)					
Rent In Advance (88100)					
01/07/2021	Opening Balance				89,800.00 CR
19/06/2022	TFR TO ACCOUNT 020220577		37,800.00		52,000.00 CR
			37,800.00		52,000.00 CR

Total Debits: 37,800.00

Total Credits: 0.00



Income in Advance

Client Name: Ryan & Hume Super Fund Period Ended: 30 June 2022
Client Code: RYAN0005 Accountant: Courtney Creevey

Rent in Advance account 88100

110/53 Endeavour Boulevard, North Lakes

Rent is charged at \$1,100 per week inc GST. \$1,000 ex GST.

		# Wks
1/07/2017 Opening Balance	0.00 Net of GST	0
Rent Received 2018 year (\$114,200 inc GST)	103,818.18 Net of GST	103.80
	<u>103,818.18</u>	<u>103.80</u>
30/06/2018 Recognise 12 months as income	(52,000.00)	-52.00
30/06/2018 Closing Balance	51,818.18	51.80

1/07/2018 Opening Balance	51,818.18	51.80
No movement in 2019 year as tenant continued to pay weekly rent, therefore rent in advance figure has not changed.		
30/06/2019 Closing Balance	51,818.18	51.80

30/06/2020 Recognise 8 weeks as income	(8,000.00)	43.80
30/06/2020 Closing Balance	43,818.18	

		# Wks
1/07/2020 Opening Balance	43,818.18 Net of GST	43.80
Rent Received 2021 year (\$66,200 inc GST)	60,181.82 Net of GST	60.20
	<u>104,000.00</u>	<u>104.00</u>
30/06/2021 Recognise 12 months as income	(52,000.00)	-52.00
30/06/2021 Closing Balance	52,000.00	52.00

		# Wks
1/07/2021 Opening Balance	52,000.00 Net of GST	-
Rent Received 2022 year (\$57,200 inc GST)	52,000.00 Net of GST	
	<u>104,000.00</u>	<u>0.00</u>
30/06/2022 Recognise 12 months as income	(52,000.00)	
30/06/2022 Closing Balance	52,000.00	-

Fortune Street, Geebung

Rent is charged at \$3,465 per month inc GST. \$3,150 ex GST.

		# Mths
1/07/2020 Opening Balance (settled 28/04/2021)	0.00 Net of GST	-
Rent Received 2021 year (\$48,820.68 inc GST)	44,382.44 Net of GST	14.09
	<u>44,382.44</u>	<u>14.09</u>
30/06/2021 Recognise 2 full months & 3 days	(6,582.44)	-2.09
30/06/2021 Closing Balance	37,800.00	12.00

		# Mths
1/07/2021 Opening Balance (settled 28/04/2021)	37,800.00 Net of GST	-
Rent Received 2022 year (\$41,580 inc GST)	37,800.00 Net of GST	
	<u>75,600.00</u>	<u>0.00</u>
30/06/2022 Recognise rent 8 months	(25,200.00)	
30/06/2022 Recognise 3 months	(12,600.00)	
30/06/2020 Refund to previous Tenant	(37,800.00) \$41580 GST Inc	
30/06/2022 Closing Balance	0.00	-

Total Rent in Advance 52,000.00

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Sundry Debtors (68000)					
Sundry Debtors (68000)					
01/07/2021	Opening Balance				273.00 DR
24/12/2021	COUNCIL RATES- JS- 01/03/2022 - 31/0/2022			230.02	42.98 DR
28/01/2022	DEFT PAYMENT- BODY CORP- GRJ- FEB 22 PERIOD		181.95		224.93 DR
11/02/2022	URBAN UTILITIES- GRJ 16/09/2021- 23/12/2021		259.51		484.44 DR
31/03/2022	To bring ASIC fees paid by Goldriver Jewellers North Lakes Pty Ltd			273.00	211.44 DR
10/04/2022	URBAN UTILITIES- GRJ 24/12/2021- 28/02/2022		177.41		388.85 DR
			618.87	503.02	388.85 DR

Total Debits: 618.87

Total Credits: 503.02

To be Repaid Back to SMSF from GRJ.

Will be paid back once year end is completed for whole group.

General Ledger [Detail]

July 2021 To June 2022

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
1-1450		Loan - Ryan & Hume SMSF						
Beginning Balance:		\$0.00						
GJ000056	GJ	24/12/2021	HA - Reclassify rates claim	\$230.02				\$230.02
GJ000052	GJ	28/01/2022	HA- BODY Corporate for		\$181.95			\$48.07
GJ000057	GJ	11/02/2022	HA- Record Water for GR		\$259.51			\$211.44cr
GJ000058	GJ	10/04/2022	HA- Record Water GRJ 24		\$177.41			\$388.85cr
Total :				\$230.02	\$618.87		\$388.85cr	\$388.85cr
2-3300		Loan Ryan & Hume SMSF						
Beginning Balance:		\$0.00						
Total :				\$0.00	\$0.00		\$0.00	\$0.00
Grand Total :				\$230.02	\$618.87			

Ryan & Hume Super Fund

General Ledger

As at 12 July 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Sundry Creditors (88000)					
Sundry Creditors (88000)					
01/07/2021	Opening Balance				3,263.00 CR
05/07/2021	PAY ANYONE TO Herron Accountants 124185 021374214		2,112.00		1,151.00 CR
29/07/2021	To record payment by GJNL for June 2021 BAS			4,739.00	5,890.00 CR
19/08/2021	TFR TO ACCOUNT 022198661		4,739.00		1,151.00 CR
10/09/2021	To record ASIC paid by GJNL			56.00	1,207.00 CR
30/09/2021	To record invoice no 27204 of Jun 21 BAS to HA. It was paid outside the fund.			275.00	1,482.00 CR
10/11/2021	TFR TO ACCOUNT 022135579		331.00		1,151.00 CR
03/12/2021	To record Acc fees paid by			2,530.00	3,681.00 CR
31/03/2022	To bring ASIC fees paid by Goldriver Jewellers North Lakes Pty Ltd			3.00	3,684.00 CR
19/05/2022	Herron Accountants			300.00	3,984.00 CR
07/06/2022	TFR TO ACCOUNT 022135579		3,984.00		0.00 DR
24/06/2022	Herron Accountants			30.00	30.00 CR
10/07/2022	TFR TO ACCOUNT 022135579		30.00		0.00 DR
			11,196.00	7,933.00	0.00 DR

Total Debits: 11,196.00

Total Credits: 7,933.00

Sundry Creditor Clears

General Ledger [Detail]

1/07/2021 To 10/07/2022

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
1-1430 Loan - Ryan & Hume Superannuation Fund								
Beginning Balance: \$1,151.00								
EFT	CD	28/07/2021	DM BPAY TAX OFFICE PAY	\$4,739.00				\$5,890.00
EFT	CD	30/07/2021	DM PAY ANYONE TO Heri	\$275.00				\$6,165.00
CR000333	CR	19/08/2021	CM TFR FROM 02212570!		\$4,739.00			\$1,426.00
EFT	CD	10/09/2021	DM BPAY ASIC IB2-47971	\$56.00				\$1,482.00
CR000379	CR	10/11/2021	CM TFR FROM 02212570!		\$331.00			\$1,151.00
EFT	CD	3/12/2021	DM PAY ANYONE TO Heri	\$2,530.00				\$3,681.00
EFT	CD	22/12/2021	DM BPAY ASIC IB2-71136	\$3.00				\$3,684.00
EFT	CD	20/05/2022	DM PAY ANYONE TO Heri	\$300.00				\$3,984.00
CR000393	CR	7/06/2022	CM TFR FROM 02212570!		\$3,984.00			\$0.00
EFT	CD	24/06/2022	DM PAY ANYONE TO Heri	\$30.00				\$30.00
CR000397	CR	10/07/2022	CM TFR FROM 02212570!		\$30.00			\$0.00
Total :				\$7,933.00	\$9,084.00		\$1,151.00cr	\$0.00
Grand Total :				\$7,933.00	\$9,084.00			

Show as sundry debtor per LY



GST Reconciliation

Name: Ryan & Hume Super Fund Period Ended: 30 June 2022
Code: RYAN0005 Accountant: Courtney Creevey

GST Basis Cash Basis

(enter debit figures as positive and credit figures as negative)

	GST Collected	GST Col Adjustments	GST Paid	GST Paid Adjustments	Total GST
Per Client Software Balance Sheet	-2,945.00	0.00	523.41	3,780.00	1,358.41
GST on Debtor/Creditor (if cash basis-from below)	0.00	0.00	0.00	0.00	0.00
	-2,945.00	0.00	523.41	3,780.00	1,358.41
Current Period BAS figures	-2,945.00		523.00		-2,422.00
Variance	0.00	0.00	0.41	3,780.00	3,780.41
Made up of:					
Eg. FBT Employee Contribution					0.00
Eg. GST corrections					0.00
\$12 Months Prepaid Rent Refund				3,780.00	3,780.00
					0.00
					0.00
Rounding	0.41				0.41
	0.41	0.00	0.00	3,780.00	3,780.41
Check Balances (should be 0)	-0.4	0.0	0.4	0.0	0.0



Workpaper 14



BAS Reconciliation (Quarterly)

Client Name: Ryan & Hume Super Fund
 Client Code: RYAN0005

Period Ended: 30 June 2022
 Accountant: Emma
 Reviewer: Julie

BAS RETURNS FOR THE YEAR	Gross Sales	GST on sales	Net Sales	Capital Purchases	Non Cap Purchaes	GST on purchases	Total GST	Gross Wages	PAYG Withholding	Fuel Tax Credits	FBT Instalment	PAYG Instalment	Payable/ Refundable
FIGURES REPORTED ON BAS TO ATO FROM PORTAL													
September Quarter	16,995	1,545	15,450			25	1,520					4,172	5,692
December Quarter	24,695	2,245	22,450			255	1,990					4,172	6,162
March Quarter	24,695	2,245	22,450			25	2,220					2,885	5,105
June Quarter	32,406	2,945	29,461			523	2,422					3,743	6,165
Totals	98,791	8,980	89,811	-	-	828	8,152	-	-	-	-	14,972	23,124
BGL FIGURES FOR YEAR													
FIGURES THAT APPEAR IN BGL													
September Quarter	16,995	1,545	15,450			25	1,520					4,172	5,692
December Quarter	24,695	2,245	22,450			255	1,990					4,172	6,162
March Quarter	24,695	2,245	22,450			25	2,220					2,885	5,105
June Quarter	32,406	2,945	29,461			523	2,422					3,743	6,165
Totals	98,791	8,980	89,811	-	-	828	8,152	-	-	-	-	14,972	23,124
VARANCE FOR YEAR													
VARANCES PER BAS													
September Quarter	-	-	-	-	-	-	-	-	-	-	-	-	-
December Quarter	-	-	-	-	-	-	-	-	-	-	-	-	-
March Quarter	-	-	-	-	-	-	-	-	-	-	-	-	-
June Quarter	0	-	0	-	-	0	0	-	-	-	-	-	0
Totals	0	-	0	-	-	0	0	-	-	-	-	-	0
NEW FIGURES ON BAS	32,406	2,945	29,461	-	-	523	2,422	-	-	-	-	3,743	6,165

NOTES:



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Jul 2021 – Sep 2021	46942924490	Cash

Receipt ID	9876572030
Date lodged	16 November 2021
Payment due date	25 November 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$1,545.00	
1B Owed by ATO			\$25.00
G1 Total sales	\$16,995.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$4,172.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 16,690.65 from the 2020 assessment.	\$4,172.00		

Amount owing to ATO

\$5,692.00

BPAY®



Biller code 75556
Ref 552766413547360

Telephone and Internet Banking - BPAY®

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



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Oct 2021 – Dec 2021	47115427128	Cash

Receipt ID	1974371261
Date lodged	01 March 2022
Payment due date	21 March 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,245.00	
1B Owed by ATO			\$255.00
G1 Total sales	\$24,695.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$4,172.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 16,690.65 from the 2020 assessment.	\$4,172.00		

Amount owing to ATO

\$6,162.00

BPAY®



Biller code 75556
Ref 552766413547360

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Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Jan 2022 – Mar 2022	48090251439	Cash

Receipt ID	9738241364
Date lodged	11 May 2022
Payment due date	26 May 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,245.00	
1B Owed by ATO			\$25.00
G1 Total sales	\$24,695.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$2,885.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 14,973.90 from the 2021 assessment.	\$2,885.00		

Amount owing to ATO

\$5,105.00

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Biller code 75556
Ref 552766413547360

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



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Apr 2022 – Jun 2022	48271619976	Cash

Receipt ID 4095854135
Date lodged 02 August 2022
Payment due date 25 August 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,945.00	
1B Owed by ATO			\$523.00
G1 Total sales	\$32,406.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$3,743.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 14,973.90 from the 2021 assessment.	\$3,743.00		

Amount owing to ATO

\$6,165.00

BPAY®



Biller code 75556
Ref 552766413547360

Telephone and Internet Banking - BPAY®

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



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Apr 2022 – Jun 2022	Cash

Payment due date 25 August 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,945.00	
1B Owed by ATO			\$4,303.00
G1 Total sales	\$32,406.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$3,743.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 14,973.90 from the 2021 assessment.	\$3,743.00		

Amount owing to ATO

\$2,385.00

Declaration

- > I THE TRUSTEE FOR RYAN & HUME SUPER FUND authorise HERRON ACCOUNTANTS to give the Apr 2022 – Jun 2022 activity statement to the Commissioner of Taxation for 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND.
- > I declare that the information provided for the preparation of this activity statement is true and correct.
- > I am authorised to make this declaration.

Signed: _____

Date: _____

Ryan & Hume Super Fund

Activity Statement Preparation Report

For The Period 01 July 2021 - 30 September 2021

Description	Reference	Gross(Inc GST)	GST
Income			
Sales			
Fortune St, Geebung		3,465.00	315.00
		3,465.00	315.00
		3,465.00	315.00
Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
Total Sales	G1	<u>16,995.00</u>	
Total GST collected on Sales	1A		<u>1,545.00</u>
Expenses			
Capital Purchases			
Total Capital Purchases	G10	<u>0.00</u>	
Non Capital Purchases			
Accountancy Fees		275.00	25.00
Total Non Capital Purchases	G11	<u>275.00</u>	
Total GST Paid on Purchases	1B		<u>25.00</u>

Ryan & Hume Super Fund

Activity Statement Preparation Report

For The Period 01 January 2022 - 31 March 2022

Description	Reference	Gross(Inc GST)	GST
Income			
Sales			
Fortune St, Geebung		3,465.00	315.00
		3,465.00	315.00
		3,465.00	315.00
Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
		1,100.00	100.00
Total Sales	G1	24,695.00	
Total GST collected on Sales	1A		2,245.00
Expenses			
Capital Purchases			
Total Capital Purchases	G10	0.00	
Non Capital Purchases			
Accountancy Fees		275.00	25.00
Fortune St, Geebung		545.86	0.00
Fortune St, Geebung		259.51	
Total Non Capital Purchases	G11	1,080.37	
Total GST Paid on Purchases	1B		25.00

Description	Reference	Gross(Inc GST)	GST
Bank Charges		25.00	0.00
		0.65	0.00
		25.00	0.00
		25.00	0.00
BOQ - LRBA Geebung		915.65	0.00
		910.16	0.00
		1,016.96	0.00
(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulation)		50.80	0.00
		50.80	0.00
		50.80	0.00
(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulation)		74.25	0.00
		74.25	0.00
		74.25	0.00
Split System Air Conditioner		0.00	493.41
Fortune St, Geebung		545.86	0.00
Fortune St, Geebung		238.31	0.00
Total Non Capital Purchases	G11	4,407.74	
Total GST Paid on Purchases	1B		523.41

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Received (25000)					
<u>BOQ Superannuation Savings Account (BQL22125705)</u>					
31/10/2021	INTEREST PAYMENT SYSTEM GENERATED *			0.79	0.79 CR
30/11/2021	INTEREST PAYMENT SYSTEM GENERATED *			1.52	2.31 CR
31/12/2021	INTEREST PAYMENT SYSTEM GENERATED *			1.92	4.23 CR
31/01/2022	INTEREST PAYMENT SYSTEM GENERATED *			1.48	5.71 CR
28/02/2022	INTEREST PAYMENT SYSTEM GENERATED *			1.97	7.68 CR
31/03/2022	INTEREST PAYMENT SYSTEM GENERATED *			2.29	9.97 CR
30/04/2022	INTEREST PAYMENT SYSTEM GENERATED *			2.58	12.55 CR
31/05/2022	INTEREST PAYMENT SYSTEM GENERATED *			2.59	15.14 CR
30/06/2022	INTEREST PAYMENT SYSTEM GENERATED *			3.85	18.99 CR
				18.99	18.99 CR
<u>Australian Taxation Office (RYAN0005_AUSTRALIAN)</u>					
30/05/2022	Direct Credit ATO ATO007000016007733			1.67	1.67 CR
				1.67	1.67 CR
Total Debits: 0.00					
Total Credits: 20.66					



Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
30/09/2021	To record invoice no 27204 of Jun 21 BAS to HA. It was paid outside the fund.		250.00		250.00 DR
03/11/2021	PAY ANYONE TO Herron Accountants 124185 021374214		250.00		500.00 DR
03/12/2021	To record Acc fees paid by		1,900.00		2,400.00 DR
09/03/2022	PAY ANYONE TO Herron Accountants 124185 021374214		250.00		2,650.00 DR
19/05/2022	Herron Accountants		272.73		2,922.73 DR
24/06/2022	Herron Accountants		27.27		2,950.00 DR
			2,950.00		2,950.00 DR

Total Debits: 2,950.00

Total Credits: 0.00

Client Ledger Report

Ryan & Hume Super Fund
 Shop 110, North Lakes Central
 53 Endeavour Blvd

NORTH LAKES
 4509

Tel Fax

Balance 0.00 **Unallocated** 0.00

Number	Date	Detail	Explanation	Amount	Tax	Paid Amount	Excl GST	Cash	Gross Unpaid	Balance
27023	5/07/2021	SALRECEIPT		0.00	0.00	0.00	0.00	2,112.00	0.00	0.00
27204	26/07/2021	SALINVOICE		275.00	25.00	275.00	250.00	0.00	0.00	0.00
27204	30/07/2021	SALRECEIPT		0.00	0.00	0.00	0.00	275.00	0.00	0.00
27975	2/11/2021	SALINVOICE		275.00	25.00	275.00	250.00	0.00	0.00	0.00
27975	3/11/2021	SALRECEIPT		0.00	0.00	0.00	0.00	275.00	0.00	0.00
28199	30/11/2021	SALINVOICE		2,530.00	230.00	2,530.00	2,300.00	0.00	0.00	0.00
28199	3/12/2021	SALRECEIPT		0.00	0.00	0.00	0.00	2,530.00	0.00	0.00
28861	28/02/2022	SALINVOICE		275.00	25.00	275.00	250.00	0.00	0.00	0.00
28861	9/03/2022	SALRECEIPT		0.00	0.00	0.00	0.00	275.00	0.00	0.00
29412	9/05/2022	SALINVOICE		330.00	30.00	330.00	300.00	0.00	0.00	0.00
29412	19/05/2022	SALRECEIPT	UNDERPAID BY \$30	0.00	0.00	0.00	0.00	300.00	0.00	0.00
29412	24/06/2022	SALRECEIPT	FINAL 29412	0.00	0.00	0.00	0.00	30.00	0.00	0.00
				3,685.00	335.00	3,685.00	3,350.00	5,797.00	0.00	0.00



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
26 July 2021

ABN.
16 134 060 432

Invoice No.
27204

Client Code
RYAN0005

TAX INVOICE

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

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 April 2021 to 30 June 2021.

Preparation and lodgement of Business Activity Statement for the quarter ended 30 June 2021.

Our Price	250.00
Plus: GST	25.00
TOTAL DUE	\$ 275.00

X

Remittance Advice - Please return with your payment

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

Invoice Due Date - 09 August 2021

Please forward cheques to:

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

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Name on Card: _____

Signature: _____



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
02 November 2021

ABN.
16 134 060 432

Invoice No.
27975

Client Code
RYAN0005

TAX INVOICE

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

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 July 2021 to 30 September 2021.

Preparation and lodgement of Business Activity Statement for the quarter ended 30 September 2021.

Our Price
Plus: GST

250.00
25.00

TOTAL DUE

\$ 275.00

X

Remittance Advice - Please return with your payment

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

Invoice Due Date - 16 November 2021

Please forward cheques to:

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

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 27975

Amount Due: \$ 275.00

Amount Paid: \$ _____



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
30 November 2021
ABN.
16 134 060 432
Invoice No.
28199
Client Code
RYAN0005

TAX INVOICE

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

Annual Administration

Input of data into BGL360.

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

- Allocation of contributions received.
- Accounting for rental income and expenses for 2 x properties.
- Recognising purchase of new property.
- Accounting for interest on loan for new property.

Reconciliation of GST for the financial year ended 30 June 2021.

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

Preparation of Financial Statements for the Ryan & Hume Super Fund for the year ended 30 June 2021.

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

1,900.00

Audit

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

400.00

Our Price
Plus: GST

2,300.00
230.00

TOTAL DUE

\$2,530.00

X

Remittance Advice - Please return with your payment

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

Invoice Due Date - 14 December 2021

Please forward cheques to:

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

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

CVV: _____

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 28199

Amount Due: \$2,530.00

Amount Paid: \$ _____



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
28 February 2022

ABN.
16 134 060 432

Invoice No.
28861

Client Code
RYAN0005

TAX INVOICE

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

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 October 2021 to 31 December 2021.

Preparation and lodgement of Business Activity Statement for the quarter ended 31 December 2021.

Our Price
Plus: GST

250.00
25.00

TOTAL DUE

\$ 275.00

X

Remittance Advice - Please return with your payment

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

Invoice Due Date - 14 March 2022

Please forward cheques to:

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

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

CVV: _____

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 28861

Amount Due: \$ 275.00

Amount Paid: \$ _____



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
09 May 2022

ABN.
16 134 060 432

Invoice No.
29412

Client Code
RYAN0005

TAX INVOICE

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

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 January 2022 to 31 March 2022.

Preparation and lodgement of Business Activity Statement for the quarter ended 31 March 2022.

Our Price
Plus: GST

300.00
30.00

TOTAL DUE

\$ 330.00

X

Remittance Advice - Please return with your payment

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

Invoice Due Date - 23 May 2022

Please forward cheques to:

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

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

CVV: _____

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 29412


Amount Due: \$ 330.00

Amount Paid: \$ _____

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Auditor's Remuneration (30700)					
Auditor's Remuneration (30700)					
03/12/2021	To record Acc fees paid by		400.00		400.00 DR
			400.00		400.00 DR

Total Debits: 400.00

Total Credits: 0.00

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: 27 November 2021

Recipient: Ryan & Hume Super Fund

Address: C/- PO Box 504 NORTH LAKES QLD 4509

Description of Services

Statutory audit of the Ryan & Hume 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.



Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
ASIC Fees (30800)					
10/09/2021	To record ASIC paid by GJNL		56.00		56.00 DR
31/03/2022	To bring ASIC fees paid by Goldriver Jewellers North Lakes Pty Ltd		276.00		332.00 DR
			332.00		332.00 DR



Total Debits: 332.00

Total Credits: 0.00

Inquires 1300 300 630

Issue date 06 Sep 21

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: **28754764**

Check this statement carefully

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

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

ACN 165 692 151
FOR RYAN & HUME PTY LTD

REVIEW DATE: **06 September 21**

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



To make changes to company details or amend incorrect information

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



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



Use your agent.

Company Statement

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

1 Registered office
HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

2 Principal place of business
UNIT 7 20 FORTUNE STREET GEEBUNG QLD 4034

3 Officeholders

Name: DARREN LEE RYAN
Born: BRISBANE QLD
Date of birth: 25/08/1969
Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017
Office(s) held: DIRECTOR, APPOINTED 06/09/2013; SECRETARY, APPOINTED 06/09/2013

Name: BRUCE GREGORY HUME
Born: REDCLIFFE QLD
Date of birth: 04/07/1973
Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509
Office(s) held: DIRECTOR, APPOINTED 06/09/2013; SECRETARY, APPOINTED 06/09/2013

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	4	\$4.00	\$0.00

5 Members

These details continue on the next page

RYAN & HUME PTY LTD ACN 165 692 151

Page 1 of 2

Company statement continued

Name: DARREN LEE RYAN

Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	Yes	Yes

Name: BRUCE GREGORY HUME

Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	Yes	Yes

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

End of company statement

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

Additional company information

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

6 Contact address for ASIC use only

Registered agent name: HERRON ACCOUNTANTS

Registered agent number: 5461

Address: PO BOX 504 NORTH LAKES QLD 4509



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

RYAN & HUME PTY LTD
HERRON ACCOUNTANTS
PO BOX 504 NORTH LAKES QLD 4509

INVOICE STATEMENT

Issue date 06 Sep 21

RYAN & HUME PTY LTD

ACN 165 692 151

Account No. 22 165692151

Summary

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

TOTAL DUE	\$56.00
------------------	----------------

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

Transaction details are listed on the back of this page

Inquiries

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

Please pay

Immediately	\$0.00
By 06 Nov 21	\$56.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

RYAN & HUME PTY LTD

ACN 165 692 151

Account No: 22 165692151



22 165692151

TOTAL DUE	\$56.00
Immediately	\$0.00
By 06 Nov 21	\$56.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291656921510



*814 129 0002291656921510 37

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-09-06	Annual Review - Special Purpose Pty Co	3X8014548480P A	\$56.00
	Outstanding transactions		
2021-09-06	Annual Review - Special Purpose Pty Co	3X8014548480P A	\$56.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6569 2151 037

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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

	Bill Code: 17301
	Ref: 2291656921510
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	

Inquires 1300 300 630

Issue date 17 Dec 21

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 98764054

Check this statement carefully

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

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

ACN 167 285 627
FOR RYAN & HUME BARE PTY LTD

REVIEW DATE: 17 December 21

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



To make changes to company details or amend incorrect information

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



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Ph: 1300 300 630



Use your agent.

Company Statement

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

1 Registered office
HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

2 Principal place of business
UNIT 7 20 FORTUNE STREET GEEBUNG QLD 4034

3 Officeholders

Name: DARREN LEE RYAN
Born: BRISBANE QLD
Date of birth: 25/08/1969
Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017
Office(s) held: DIRECTOR, APPOINTED 17/12/2013; SECRETARY, APPOINTED 17/12/2013

Name: BRUCE GREGORY HUME
Born: REDCLIFFE QLD
Date of birth: 04/07/1973
Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509
Office(s) held: DIRECTOR, APPOINTED 17/12/2013; SECRETARY, APPOINTED 17/12/2013

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	4	\$4.00	\$4.00

5 Members

These details continue on the next page

RYAN & HUME BARE PTY LTD ACN 167 285 627

Company statement continued

Name: DARREN LEE RYAN

Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	No	Yes

Name: BRUCE GREGORY HUME

Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	No	Yes

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

End of company statement

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

Additional company information

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

6 Contact address for ASIC use only

Registered agent name: HERRON ACCOUNTANTS

Registered agent number: 5461

Address: PO BOX 504 NORTH LAKES QLD 4509



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

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

RYAN & HUME BARE PTY LTD
HERRON ACCOUNTANTS
PO BOX 504 NORTH LAKES QLD 4509

INVOICE STATEMENT

Issue date 17 Dec 21

RYAN & HUME BARE PTY LTD

LY invoice of \$273 was double paid and recoded as a Sundry Debtor in 2021 FY

ACN 167 285 627

Account No. 22 167285627

Summary

Opening Balance	\$273.00 cr
New items	\$549.00
Payments & credits	\$273.00 cr
TOTAL DUE	\$3.00

Please pay

Immediately	\$0.00
By 17 Feb 22	\$3.00

- 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

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

RYAN & HUME BARE PTY LTD

TOTAL DUE	\$3.00
Immediately	\$0.00
By 17 Feb 22	\$3.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291672856278

ACN 167 285 627

Account No: 22 167285627



22 167285627



*814 129 0002291672856278 97

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-12-17	Annual Review - Pty Co	3X8813135480B A	\$276.00
2021-12-17	Payment Splitting Adjustment for Matching		\$273.00 cr
2021-12-17	Payment Splitting Adjustment for Matching		\$273.00
	Outstanding transactions		
2021-12-17	Annual Review - Pty Co	3X8813135480B A	\$3.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6728 5627 897

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: 2291672856278
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	

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
29/07/2021	To record payment by GJNL for June 2021 BAS			0.42	0.42 CR
31/07/2021	INTERNET PAY ANYONE FEE		0.65		0.23 DR
30/09/2021	To record bank charges & interest till Sep 21		75.00		75.23 DR
30/11/2021	INTERNET PAY ANYONE FEE		0.65		75.88 DR
31/12/2021	To record bank charges & interest till Sep 21		75.00		150.88 DR
31/03/2022	INTERNET PAY ANYONE FEE		0.65		151.53 DR
31/03/2022	To record bank charges & interest till Mar 22		75.00		226.53 DR
28/04/2022	Loan Service Fee Bch-46123104		25.00		251.53 DR
30/04/2022	INTERNET PAY ANYONE FEE		0.65		252.18 DR
28/05/2022	Loan Service Fee Bch-88032013		25.00		277.18 DR
28/06/2022	Loan Service Fee Bch-32928304		25.00		302.18 DR
			302.60	0.42	302.18 DR

Total Debits: 302.60



Total Credits: 0.42



Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Life Insurance Premiums (39000)					
<u>(Life Insurance Premiums) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
29/07/2021	Direct Debit OnePath Life Lt d 1005692403/1pyge		50.80		50.80 DR
31/08/2021	Direct Debit OnePath Life Lt d 1005692403/1qipA		50.80		101.60 DR
29/09/2021	Direct Debit OnePath Life Lt d 1005692403/1rSHJ		50.80		152.40 DR
29/10/2021	Direct Debit OnePath Life Lt d 1005692403/1sCKh		50.80		203.20 DR
30/11/2021	Direct Debit OnePath Life Lt d 1005692403/1su7O		50.80		254.00 DR
29/12/2021	Direct Debit OnePath Life Lt d 1005692403/1teE2		50.80		304.80 DR
31/01/2022	Direct Debit OnePath Life Lt d 1005692403/1uMJq		50.80		355.60 DR
01/03/2022	Direct Debit OnePath Life Lt d 1005692403/1v32Z		50.80		406.40 DR
29/03/2022	Direct Debit OnePath Life Lt d 1005692403/1vm7S		50.80		457.20 DR
28/04/2022	Direct Debit ONEPATH LIFE E331113 35		50.80		508.00 DR
30/05/2022	Direct Debit ONEPATH LIFE E331113 35		50.80		558.80 DR
28/06/2022	Direct Debit ONEPATH LIFE E331113 35		50.80		609.60 DR
			609.60		609.60 DR
<u>(Life Insurance Premiums) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
29/07/2021	Direct Debit OnePath Life Lt d 1005879047/1pygd		74.25		74.25 DR
31/08/2021	Direct Debit OnePath Life Lt d 1005879047/1qip9		74.25		148.50 DR
29/09/2021	Direct Debit OnePath Life Lt d 1005879047/1rSHI		74.25		222.75 DR
29/10/2021	Direct Debit OnePath Life Lt d 1005879047/1sCKg		74.25		297.00 DR
30/11/2021	Direct Debit OnePath Life Lt d 1005879047/1su7N		74.25		371.25 DR
29/12/2021	Direct Debit OnePath Life Lt d 1005879047/1teE1		74.25		445.50 DR
31/01/2022	Direct Debit OnePath Life Lt d 1005879047/1uMJp		74.25		519.75 DR
01/03/2022	Direct Debit OnePath Life Lt d 1005879047/1v32Y		74.25		594.00 DR
29/03/2022	Direct Debit OnePath Life Lt d 1005879047/1vm7R		74.25		668.25 DR
28/04/2022	Direct Debit ONEPATH LIFE E336922 35		74.25		742.50 DR
30/05/2022	Direct Debit ONEPATH LIFE E336922 35		74.25		816.75 DR
28/06/2022	Direct Debit ONEPATH LIFE E336922 35		74.25		891.00 DR
			891.00		891.00 DR
Total Debits:	1,500.60				
Total Credits:	0.00				



036 008018-1586689-02
ATF Ryan and Hume Super Fund
C/- Trustees
6 Broders St
BRACKEN RIDGE QLD 4017

www.onepath.com.au
Customer Care: 133 667
client.onepath@zurich.com.au
Locked Bag 994
North Sydney NSW 2059

Policy number
77486030

9 August 2022

Dear Trustees,

Important information for your 2021/2022 tax return

To help you prepare your income tax return for the year ending 30 June 2022, the following table shows the premium paid on your policy throughout the financial year, and (if applicable) the portion of that premium considered to be for benefits that replace income.

Life Insured	Cover Type	Total Premium Paid	Portion of total premium paid for income benefit/s
Bruce Gregory Hume	Life Cover	\$609.60	-

The information contained in this letter does not constitute tax advice. We recommend you seek independent tax advice specific to your personal circumstances, from an accountant or registered tax agent.

Any questions?

If you have any questions or would like further information, please:

- go to onepath.com.au/EOFYFAQ
- contact your financial adviser Aspira Advice Solutions Pty Ltd on 07 3054 1456.
- call Customer Care on 133 667, weekdays 08:30am to 06:00pm (AEST)

Yours sincerely,

Brendan Norton
Head of Customer & Adviser Experience
Life & Investments



036 008061-1586689-02
Ryan and Hume Super Fund
C/- The Trustees
7/20 Fortune Street
GEEBUNG QLD 4034

www.onepath.com.au
Customer Care:133 667
client.onepath@zurich.com.au
Locked Bag 994
North Sydney NSW 2059

Policy number

77496886

9 August 2022

Dear Trustees,

Important information for your 2021/2022 tax return

To help you prepare your income tax return for the year ending 30 June 2022, the following table shows the premium paid on your policy throughout the financial year, and (if applicable) the portion of that premium considered to be for benefits that replace income.

Life Insured	Cover Type	Total Premium Paid	Portion of total premium paid for income benefit/s
Darren Lee Ryan	Life Cover	\$891.00	-

The information contained in this letter does not constitute tax advice. We recommend you seek independent tax advice specific to your personal circumstances, from an accountant or registered tax agent.

Any questions?

If you have any questions or would like further information, please:

- go to onepath.com.au/EOFYFAQ
- contact your financial adviser Aspira Advice Solutions Pty Ltd on 07 3054 1456.
- call Customer Care on 133 667, weekdays 08:30am to 06:00pm (AEST)

Yours sincerely,

Brendan Norton
Head of Customer & Adviser Experience
Life & Investments

Ryan & Hume Super Fund
Statement of Taxable Income

For the year ended 30 June 2022

	2022
	\$
Benefits accrued as a result of operations	285,489.82
Less	
Increase in MV of investments	160,000.00
	<hr/> 160,000.00
SMSF Annual Return Rounding	1.18
	<hr/> 1.18
Taxable Income or Loss	<hr/> 125,491.00
Income Tax on Taxable Income or Loss	18,823.65
	<hr/>
CURRENT TAX OR REFUND	18,823.65
Supervisory Levy	259.00
Income Tax Instalments Paid	(14,972.00)
	<hr/>
AMOUNT DUE OR REFUNDABLE	4,110.65
	<hr/>





Australian Government
Australian Taxation Office

PAYG Instalments report 2022

Tax Agent 79549002
Last Updated 26/11/2022

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
954421854	THE TRUSTEE FOR RYAN & HUME SUPER FUND	4,172.00	4,172.00	2,885.00	3,743.00	14,972.00



Total No of Clients: 1

Ryan & Hume Super Fund
Deferred Tax Reconciliation

For The Period 01 July 2021 - 30 June 2022

Investment Code	Investment Name	Revaluation/Tax Deferred	Permanent Difference (Non-Assessable)	Temporary Difference (Assessable)	Temporary Difference (Accumulation Portion)
Revaluations					
RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	160,000.00	53,333.33	106,666.67	106,666.67
		160,000.00	53,333.33	106,666.67	106,666.67
Total		160,000.00	53,333.33	106,666.67	106,666.67
Deferred Tax Liability (Asset) Summary					
Opening Balance		11,908.93			
Current Year Transactions		16,000.00			
Total Capital Losses		0.00			
Total Tax Losses		0.00			
Deferred Tax WriteBacks/Adjustment		0.00			
Capital Loss carried forward recouped		0.00			
Tax Loss carried forward recouped		0.00			
Closing Balance		27,908.93			



Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<u>(Contributions) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
19/06/2022	TFR FROM 020220577			27,500.00	27,500.00 CR
				27,500.00	27,500.00 CR
<u>(Contributions) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
19/06/2022	TFR FROM 020220577			27,500.00	27,500.00 CR
				27,500.00	27,500.00 CR
Changes in Market Values of Investments (24700)					
<u>Changes in Market Values of Investments (24700)</u>					
30/06/2022	Revaluation - 30/06/2022 @ \$835,000.000000 (Net Asset Value) - 1.000000 Units on hand (RYAN0001)			160,000.00	160,000.00 CR
				160,000.00	160,000.00 CR
Interest Received (25000)					
<u>BOQ Superannuation Savings Account (BQL22125705)</u>					
31/10/2021	INTEREST PAYMENT SYSTEM GENERATED *			0.79	0.79 CR
30/11/2021	INTEREST PAYMENT SYSTEM GENERATED *			1.52	2.31 CR
31/12/2021	INTEREST PAYMENT SYSTEM GENERATED *			1.92	4.23 CR
31/01/2022	INTEREST PAYMENT SYSTEM GENERATED *			1.48	5.71 CR
28/02/2022	INTEREST PAYMENT SYSTEM GENERATED *			1.97	7.68 CR
31/03/2022	INTEREST PAYMENT SYSTEM GENERATED *			2.29	9.97 CR
30/04/2022	INTEREST PAYMENT SYSTEM GENERATED *			2.58	12.55 CR
31/05/2022	INTEREST PAYMENT SYSTEM GENERATED *			2.59	15.14 CR
30/06/2022	INTEREST PAYMENT SYSTEM GENERATED *			3.85	18.99 CR
				18.99	18.99 CR
<u>Australian Taxation Office (RYAN0005 AUSTRALIAN)</u>					
30/05/2022	Direct Credit ATO ATO007000016007733			1.67	1.67 CR
				1.67	1.67 CR
Rental Income (28000)					
<u>Fortune St, Geebung (IP-1 - New Com)</u>					
15/07/2021	TFR FROM 020220577			3,150.00	3,150.00 CR
15/08/2021	TFR FROM 020220577			3,150.00	6,300.00 CR
15/09/2021	TFR FROM 020220577			3,150.00	9,450.00 CR
15/10/2021	TFR FROM 020220577			3,150.00	12,600.00 CR
15/11/2021	TFR FROM 020220577			3,150.00	15,750.00 CR
15/12/2021	TFR FROM 020220577			3,150.00	18,900.00 CR
15/01/2022	TFR FROM 020220577			3,150.00	22,050.00 CR
15/02/2022	TFR FROM 020220577			3,150.00	25,200.00 CR
01/03/2022	Direct Credit Jewellery Serv ic Rent			3,150.00	28,350.00 CR
01/04/2022	Direct Credit Jewellery Serv ic Geebung Rent			3,150.00	31,500.00 CR
02/05/2022	Direct Credit Jewellery Serv ic Geebung Rent			3,150.00	34,650.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/06/2022	Direct Credit Jewellery Service Geebung Rent			3,150.00	37,800.00 CR
				37,800.00	37,800.00 CR
<u>Unit 110, 53 Endeavour Boulevard, North Lakes (RYAN0001)</u>					
26/08/2021	TFR FROM 022135579			1,000.00	1,000.00 CR
02/09/2021	TFR FROM 022135579			1,000.00	2,000.00 CR
09/09/2021	TFR FROM 022135579			1,000.00	3,000.00 CR
16/09/2021	TFR FROM 022135579			1,000.00	4,000.00 CR
23/09/2021	TFR FROM 022135579			1,000.00	5,000.00 CR
30/09/2021	TFR FROM 022135579			1,000.00	6,000.00 CR
07/10/2021	TFR FROM 022135579			1,000.00	7,000.00 CR
14/10/2021	TFR FROM 022135579			1,000.00	8,000.00 CR
21/10/2021	TFR FROM 022135579			1,000.00	9,000.00 CR
28/10/2021	TFR FROM 022135579			1,000.00	10,000.00 CR
04/11/2021	TFR FROM 022135579			1,000.00	11,000.00 CR
11/11/2021	TFR FROM 022135579			1,000.00	12,000.00 CR
18/11/2021	TFR FROM 022135579			1,000.00	13,000.00 CR
25/11/2021	TFR FROM 022135579			1,000.00	14,000.00 CR
02/12/2021	TFR FROM 022135579			1,000.00	15,000.00 CR
09/12/2021	TFR FROM 022135579			1,000.00	16,000.00 CR
16/12/2021	TFR FROM 022135579			1,000.00	17,000.00 CR
23/12/2021	TFR FROM 022135579			1,000.00	18,000.00 CR
30/12/2021	TFR FROM 022135579			1,000.00	19,000.00 CR
06/01/2022	TFR FROM 022135579			1,000.00	20,000.00 CR
13/01/2022	TFR FROM 022135579			1,000.00	21,000.00 CR
20/01/2022	TFR FROM 022135579			1,000.00	22,000.00 CR
27/01/2022	TFR FROM 022135579			1,000.00	23,000.00 CR
03/02/2022	TFR FROM 022135579			1,000.00	24,000.00 CR
10/02/2022	TFR FROM 022135579			1,000.00	25,000.00 CR
17/02/2022	TFR FROM 022135579			1,000.00	26,000.00 CR
24/02/2022	TFR FROM 022135579			1,000.00	27,000.00 CR
03/03/2022	TFR FROM 022135579			1,000.00	28,000.00 CR
10/03/2022	TFR FROM 022135579			1,000.00	29,000.00 CR
17/03/2022	TFR FROM 022135579			1,000.00	30,000.00 CR
24/03/2022	TFR FROM 022135579			1,000.00	31,000.00 CR
31/03/2022	TFR FROM 022135579			1,000.00	32,000.00 CR
07/04/2022	TFR FROM 022135579			1,000.00	33,000.00 CR
14/04/2022	TFR FROM 022135579			1,000.00	34,000.00 CR
21/04/2022	TFR FROM 022135579			1,000.00	35,000.00 CR
28/04/2022	TFR FROM 022135579			1,000.00	36,000.00 CR
05/05/2022	TFR FROM 022135579			1,000.00	37,000.00 CR
12/05/2022	TFR FROM 022135579			1,000.00	38,000.00 CR
19/05/2022	TFR FROM 022135579			1,000.00	39,000.00 CR
26/05/2022	TFR FROM 022135579			1,000.00	40,000.00 CR
02/06/2022	TFR FROM 022135579			1,000.00	41,000.00 CR
09/06/2022	TFR FROM 022135579			1,000.00	42,000.00 CR
16/06/2022	TFR FROM 022135579			1,000.00	43,000.00 CR
19/06/2022	TFR FROM 022135579			7,000.00	50,000.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
23/06/2022	TFR FROM 022135579			1,000.00	51,000.00 CR
30/06/2022	TFR FROM 022135579			1,000.00	52,000.00 CR
				52,000.00	52,000.00 CR
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
30/09/2021	To record invoice no 27204 of Jun 21 BAS to HA. It was paid outside the fund.		250.00		250.00 DR
03/11/2021	PAY ANYONE TO Herron Accountants 124185 021374214		250.00		500.00 DR
03/12/2021	To record Acc fees paid by		1,900.00		2,400.00 DR
09/03/2022	PAY ANYONE TO Herron Accountants 124185 021374214		250.00		2,650.00 DR
19/05/2022	Herron Accountants		272.73		2,922.73 DR
24/06/2022	Herron Accountants		27.27		2,950.00 DR
			2,950.00		2,950.00 DR
ATO Supervisory Levy (30400)					
<u>ATO Supervisory Levy (30400)</u>					
06/01/2022	BPAY TAX OFFICE PAYMENTS IB2-33888659		259.00		259.00 DR
			259.00		259.00 DR
Auditor's Remuneration (30700)					
<u>Auditor's Remuneration (30700)</u>					
03/12/2021	To record Acc fees paid by		400.00		400.00 DR
			400.00		400.00 DR
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
10/09/2021	To record ASIC paid by GJNL		56.00		56.00 DR
31/03/2022	To bring ASIC fees paid by Goldriver Jewellers North Lakes Pty Ltd		276.00		332.00 DR
			332.00		332.00 DR
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
29/07/2021	To record payment by GJNL for June 2021 BAS			0.42	0.42 CR
31/07/2021	INTERNET PAY ANYONE FEE		0.65		0.23 DR
30/09/2021	To record bank charges & interest till Sep 21		75.00		75.23 DR
30/11/2021	INTERNET PAY ANYONE FEE		0.65		75.88 DR
31/12/2021	To record bank charges & interest till Sep 21		75.00		150.88 DR
31/03/2022	INTERNET PAY ANYONE FEE		0.65		151.53 DR
31/03/2022	To record bank charges & interest till Mar 22		75.00		226.53 DR
28/04/2022	Loan Service Fee Bch-46123104		25.00		251.53 DR
30/04/2022	INTERNET PAY ANYONE FEE		0.65		252.18 DR
28/05/2022	Loan Service Fee Bch-88032013		25.00		277.18 DR
28/06/2022	Loan Service Fee Bch-32928304		25.00		302.18 DR
			302.60	0.42	302.18 DR
Borrowing Expenses (32800)					
<u>Borrowing Expenses (32800)</u>					

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/06/2022	2022 Borrowing Costs Written Off		1,174.81		1,174.81 DR
			1,174.81		1,174.81 DR
Depreciation (33400)					
<u>Split System Air Conditioner (IP-1 AIRCON)</u>					
30/06/2022	Depreciation for the period {2022}		124.37		124.37 DR
			124.37		124.37 DR
Interest on loans (LRBA) (37820)					
<u>BOQ - LRBA Geebung (01)</u>					
30/09/2021	To record bank charges & interest till Sep 21		2,814.47		2,814.47 DR
31/12/2021	To record bank charges & interest till Sep 21		2,747.26		5,561.73 DR
31/03/2022	To record bank charges & interest till Mar 22		2,682.69		8,244.42 DR
27/04/2022	Capitalisation Bch-16103724 Effective Date: 28/04/2022		915.65		9,160.07 DR
27/05/2022	Capitalisation Bch-89443484 Effective Date: 28/05/2022		910.16		10,070.23 DR
27/06/2022	Capitalisation Bch-43681136 Effective Date: 28/06/2022		1,016.96		11,087.19 DR
			11,087.19		11,087.19 DR
Life Insurance Premiums (39000)					
<u>(Life Insurance Premiums) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
29/07/2021	Direct Debit OnePath Life Lt d 1005692403/1pyge		50.80		50.80 DR
31/08/2021	Direct Debit OnePath Life Lt d 1005692403/1qipA		50.80		101.60 DR
29/09/2021	Direct Debit OnePath Life Lt d 1005692403/1rSHJ		50.80		152.40 DR
29/10/2021	Direct Debit OnePath Life Lt d 1005692403/1sCKh		50.80		203.20 DR
30/11/2021	Direct Debit OnePath Life Lt d 1005692403/1su7O		50.80		254.00 DR
29/12/2021	Direct Debit OnePath Life Lt d 1005692403/1teE2		50.80		304.80 DR
31/01/2022	Direct Debit OnePath Life Lt d 1005692403/1uMJq		50.80		355.60 DR
01/03/2022	Direct Debit OnePath Life Lt d 1005692403/1v32Z		50.80		406.40 DR
29/03/2022	Direct Debit OnePath Life Lt d 1005692403/1vm7S		50.80		457.20 DR
28/04/2022	Direct Debit ONEPATH LIFE E331113 35		50.80		508.00 DR
30/05/2022	Direct Debit ONEPATH LIFE E331113 35		50.80		558.80 DR
28/06/2022	Direct Debit ONEPATH LIFE E331113 35		50.80		609.60 DR
			609.60		609.60 DR
<u>(Life Insurance Premiums) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
29/07/2021	Direct Debit OnePath Life Lt d 1005879047/1pygd		74.25		74.25 DR
31/08/2021	Direct Debit OnePath Life Lt d 1005879047/1qip9		74.25		148.50 DR
29/09/2021	Direct Debit OnePath Life Lt d 1005879047/1rSHI		74.25		222.75 DR
29/10/2021	Direct Debit OnePath Life Lt d 1005879047/1sCKg		74.25		297.00 DR
30/11/2021	Direct Debit OnePath Life Lt d 1005879047/1su7N		74.25		371.25 DR
29/12/2021	Direct Debit OnePath Life Lt d 1005879047/1teE1		74.25		445.50 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
31/01/2022	Direct Debit OnePath Life Lt d 1005879047/1uMJp		74.25		519.75 DR
01/03/2022	Direct Debit OnePath Life Lt d 1005879047/1v32Y		74.25		594.00 DR
29/03/2022	Direct Debit OnePath Life Lt d 1005879047/1vm7R		74.25		668.25 DR
28/04/2022	Direct Debit ONEPATH LIFE E336922 35		74.25		742.50 DR
30/05/2022	Direct Debit ONEPATH LIFE E336922 35		74.25		816.75 DR
28/06/2022	Direct Debit ONEPATH LIFE E336922 35		74.25		891.00 DR
			891.00		891.00 DR
Property Expenses - Council Rates (41960)					
<u>Fortune St, Geebung (IP-1 - New Com)</u>					
24/12/2021	COUNCIL RATES- JS- 01/03/2022 - 31/0/2022		230.02		230.02 DR
			230.02		230.02 DR
Property Expenses - Body Corporate Fees (42100)					
<u>Fortune St, Geebung (IP-1 - New Com)</u>					
28/01/2022	BPAY DEFT PAYMENTS IB2-51661183		545.86		545.86 DR
28/01/2022	DEFT PAYMENT- BODY CORP- GRJ- FEB 22 PERIOD			181.95	363.91 DR
10/04/2022	BPAY DEFT PAYMENTS IB2-56179844		545.86		909.77 DR
			1,091.72	181.95	909.77 DR
Property Expenses - Water Rates (42150)					
<u>Fortune St, Geebung (IP-1 - New Com)</u>					
11/02/2022	BPAY URBAN UTILITIES IB2-50228419		259.51		259.51 DR
11/02/2022	URBAN UTILITIES- GRJ 16/09/2021- 23/12/2021			259.51	0.00 DR
10/04/2022	BPAY URBAN UTILITIES IB2-56182424		238.31		238.31 DR
10/04/2022	URBAN UTILITIES- GRJ 24/12/2021- 28/02/2022			177.41	60.90 DR
			497.82	436.92	60.90 DR
Income Tax Expense (48500)					
<u>Income Tax Expense (48500)</u>					
30/06/2022	Create Entries - PDIT Entry - 30/06/2022		16,000.00		16,000.00 DR
30/06/2022	Create Entries - Income Tax Expense - 30/06/2022		18,823.65		34,823.65 DR
			34,823.65		34,823.65 DR
Profit/Loss Allocation Account (49000)					
<u>Profit/Loss Allocation Account (49000)</u>					
29/07/2021	System Member Journals			43.18	43.18 CR
29/07/2021	System Member Journals			63.11	106.29 CR
31/08/2021	System Member Journals			43.18	149.47 CR
31/08/2021	System Member Journals			63.11	212.58 CR
29/09/2021	System Member Journals			43.18	255.76 CR
29/09/2021	System Member Journals			63.11	318.87 CR
29/10/2021	System Member Journals			43.18	362.05 CR
29/10/2021	System Member Journals			63.11	425.16 CR
30/11/2021	Profit/Loss Allocation - 30/11/2021		8,731.90		8,306.74 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/11/2021	Profit/Loss Allocation - 30/11/2021		8,728.40		17,035.14 DR
30/11/2021	System Member Journals			43.18	16,991.96 DR
30/11/2021	System Member Journals			63.11	16,928.85 DR
29/12/2021	System Member Journals			43.18	16,885.67 DR
29/12/2021	System Member Journals			63.11	16,822.56 DR
31/01/2022	System Member Journals			43.18	16,779.38 DR
31/01/2022	System Member Journals			63.11	16,716.27 DR
28/02/2022	Profit/Loss Allocation - 28/02/2022		9,439.54		26,155.81 DR
28/02/2022	Profit/Loss Allocation - 28/02/2022		9,435.78		35,591.59 DR
01/03/2022	System Member Journals			43.18	35,548.41 DR
01/03/2022	System Member Journals			63.11	35,485.30 DR
29/03/2022	System Member Journals			43.18	35,442.12 DR
29/03/2022	System Member Journals			63.11	35,379.01 DR
28/04/2022	System Member Journals			43.18	35,335.83 DR
28/04/2022	System Member Journals			63.11	35,272.72 DR
30/05/2022	System Member Journals			43.18	35,229.54 DR
30/05/2022	System Member Journals			63.11	35,166.43 DR
19/06/2022	System Member Journals		23,375.00		58,541.43 DR
19/06/2022	System Member Journals		23,375.00		81,916.43 DR
28/06/2022	System Member Journals			43.18	81,873.25 DR
28/06/2022	System Member Journals			63.11	81,810.14 DR
30/06/2022	Create Entries - Profit/Loss Allocation - 30/06/2022		97,846.97		179,657.11 DR
30/06/2022	Create Entries - Profit/Loss Allocation - 30/06/2022		97,807.83		277,464.94 DR
30/06/2022	Create Entries - Income Tax Expense Allocation - 30/06/2022			13,402.06	264,062.88 DR
30/06/2022	Create Entries - Income Tax Expense Allocation - 30/06/2022			13,396.71	250,666.17 DR
			278,740.42	28,074.25	250,666.17 DR
Opening Balance (50010)					
<u>(Opening Balance) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2021	Opening Balance				379,752.17 CR
01/07/2021	Close Period Journal			42,520.77	422,272.94 CR
				42,520.77	422,272.94 CR
<u>(Opening Balance) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2021	Opening Balance				379,913.90 CR
01/07/2021	Close Period Journal			42,329.26	422,243.16 CR
				42,329.26	422,243.16 CR
Contributions (52420)					
<u>(Contributions) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2021	Opening Balance				25,000.00 CR
01/07/2021	Close Period Journal		25,000.00		0.00 DR
19/06/2022	System Member Journals			27,500.00	27,500.00 CR
			25,000.00	27,500.00	27,500.00 CR
<u>(Contributions) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2021	Opening Balance				25,000.00 CR
01/07/2021	Close Period Journal		25,000.00		0.00 DR
19/06/2022	System Member Journals			27,500.00	27,500.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
			25,000.00	27,500.00	27,500.00 CR
Share of Profit/(Loss) (53100)					
<u>(Share of Profit/(Loss)) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2021	Opening Balance				25,547.36 CR
01/07/2021	Close Period Journal		25,547.36		0.00 DR
30/11/2021	Profit/Loss Allocation - 30/11/2021			8,731.90	8,731.90 CR
28/02/2022	Profit/Loss Allocation - 28/02/2022			9,439.54	18,171.44 CR
30/06/2022	Create Entries - Profit/Loss Allocation - 30/06/2022			97,846.97	116,018.41 CR
			25,547.36	116,018.41	116,018.41 CR
<u>(Share of Profit/(Loss)) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2021	Opening Balance				25,547.37 CR
01/07/2021	Close Period Journal		25,547.37		0.00 DR
30/11/2021	Profit/Loss Allocation - 30/11/2021			8,728.40	8,728.40 CR
28/02/2022	Profit/Loss Allocation - 28/02/2022			9,435.78	18,164.18 CR
30/06/2022	Create Entries - Profit/Loss Allocation - 30/06/2022			97,807.83	115,972.01 CR
			25,547.37	115,972.01	115,972.01 CR
Income Tax (53330)					
<u>(Income Tax) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2021	Opening Balance				3,753.87 DR
01/07/2021	Close Period Journal			3,753.87	0.00 DR
29/07/2021	System Member Journals			7.62	7.62 CR
31/08/2021	System Member Journals			7.62	15.24 CR
29/09/2021	System Member Journals			7.62	22.86 CR
29/10/2021	System Member Journals			7.62	30.48 CR
30/11/2021	System Member Journals			7.62	38.10 CR
29/12/2021	System Member Journals			7.62	45.72 CR
31/01/2022	System Member Journals			7.62	53.34 CR
01/03/2022	System Member Journals			7.62	60.96 CR
29/03/2022	System Member Journals			7.62	68.58 CR
28/04/2022	System Member Journals			7.62	76.20 CR
30/05/2022	System Member Journals			7.62	83.82 CR
28/06/2022	System Member Journals			7.62	91.44 CR
30/06/2022	Create Entries - Income Tax Expense Allocation - 30/06/2022		13,402.06		13,310.62 DR
			13,402.06	3,845.31	13,310.62 DR
<u>(Income Tax) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2021	Opening Balance				3,720.03 DR
01/07/2021	Close Period Journal			3,720.03	0.00 DR
29/07/2021	System Member Journals			11.14	11.14 CR
31/08/2021	System Member Journals			11.14	22.28 CR
29/09/2021	System Member Journals			11.14	33.42 CR
29/10/2021	System Member Journals			11.14	44.56 CR
30/11/2021	System Member Journals			11.14	55.70 CR
29/12/2021	System Member Journals			11.14	66.84 CR
31/01/2022	System Member Journals			11.14	77.98 CR
01/03/2022	System Member Journals			11.14	89.12 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
29/03/2022	System Member Journals			11.14	100.26 CR
28/04/2022	System Member Journals			11.14	111.40 CR
30/05/2022	System Member Journals			11.14	122.54 CR
28/06/2022	System Member Journals			11.14	133.68 CR
30/06/2022	Create Entries - Income Tax Expense Allocation - 30/06/2022		13,396.71		13,263.03 DR
			13,396.71	3,853.71	13,263.03 DR

Contributions Tax (53800)

(Contributions Tax) Hume, Bruce - Accumulation (HUMBRU00001A)

01/07/2021	Opening Balance				3,750.00 DR
01/07/2021	Close Period Journal			3,750.00	0.00 DR
19/06/2022	System Member Journals		4,125.00		4,125.00 DR
			4,125.00	3,750.00	4,125.00 DR

(Contributions Tax) Ryan, Darren - Accumulation (RYADAR00001A)

01/07/2021	Opening Balance				3,750.00 DR
01/07/2021	Close Period Journal			3,750.00	0.00 DR
19/06/2022	System Member Journals		4,125.00		4,125.00 DR
			4,125.00	3,750.00	4,125.00 DR

Life Insurance Premiums (53920)

(Life Insurance Premiums) Hume, Bruce - Accumulation (HUMBRU00001A)

01/07/2021	Opening Balance				522.72 DR
01/07/2021	Close Period Journal			522.72	0.00 DR
29/07/2021	System Member Journals		50.80		50.80 DR
31/08/2021	System Member Journals		50.80		101.60 DR
29/09/2021	System Member Journals		50.80		152.40 DR
29/10/2021	System Member Journals		50.80		203.20 DR
30/11/2021	System Member Journals		50.80		254.00 DR
29/12/2021	System Member Journals		50.80		304.80 DR
31/01/2022	System Member Journals		50.80		355.60 DR
01/03/2022	System Member Journals		50.80		406.40 DR
29/03/2022	System Member Journals		50.80		457.20 DR
28/04/2022	System Member Journals		50.80		508.00 DR
30/05/2022	System Member Journals		50.80		558.80 DR
28/06/2022	System Member Journals		50.80		609.60 DR
			609.60	522.72	609.60 DR

(Life Insurance Premiums) Ryan, Darren - Accumulation (RYADAR00001A)

01/07/2021	Opening Balance				748.08 DR
01/07/2021	Close Period Journal			748.08	0.00 DR
29/07/2021	System Member Journals		74.25		74.25 DR
31/08/2021	System Member Journals		74.25		148.50 DR
29/09/2021	System Member Journals		74.25		222.75 DR
29/10/2021	System Member Journals		74.25		297.00 DR
30/11/2021	System Member Journals		74.25		371.25 DR
29/12/2021	System Member Journals		74.25		445.50 DR
31/01/2022	System Member Journals		74.25		519.75 DR
01/03/2022	System Member Journals		74.25		594.00 DR
29/03/2022	System Member Journals		74.25		668.25 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
28/04/2022	System Member Journals		74.25		742.50 DR
30/05/2022	System Member Journals		74.25		816.75 DR
28/06/2022	System Member Journals		74.25		891.00 DR
			891.00	748.08	891.00 DR

Bank Accounts (60400)

BOQ Superannuation Savings Account (BQL22125705)

01/07/2021	Opening Balance				2,625.47 DR
05/07/2021	PAY ANYONE TO Herron Accountants 124185 021374214			2,112.00	513.47 DR
15/07/2021	TFR FROM 020220577		3,465.00		3,978.47 DR
28/07/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	1,845.12 DR
29/07/2021	Direct Debit OnePath Life Lt d 1005692403/1pyge			50.80	1,794.32 DR
29/07/2021	Direct Debit OnePath Life Lt d 1005879047/1pygd			74.25	1,720.07 DR
31/07/2021	INTERNET PAY ANYONE FEE			0.65	1,719.42 DR
15/08/2021	TFR FROM 020220577		3,465.00		5,184.42 DR
19/08/2021	TFR TO ACCOUNT 022198661			4,739.00	445.42 DR
26/08/2021	TFR FROM 022135579		1,100.00		1,545.42 DR
31/08/2021	Direct Debit OnePath Life Lt d 1005692403/1qipA			50.80	1,494.62 DR
31/08/2021	Direct Debit OnePath Life Lt d 1005879047/1qip9			74.25	1,420.37 DR
02/09/2021	TFR FROM 022135579		1,100.00		2,520.37 DR
06/09/2021	TFR TO ACCOUNT 023175538			2,133.35	387.02 DR
09/09/2021	TFR FROM 022135579		1,100.00		1,487.02 DR
15/09/2021	TFR FROM 020220577		3,465.00		4,952.02 DR
16/09/2021	TFR FROM 022135579		1,100.00		6,052.02 DR
23/09/2021	TFR FROM 022135579		1,100.00		7,152.02 DR
28/09/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	5,018.67 DR
29/09/2021	Direct Debit OnePath Life Lt d 1005692403/1rSHJ			50.80	4,967.87 DR
29/09/2021	Direct Debit OnePath Life Lt d 1005879047/1rSHI			74.25	4,893.62 DR
30/09/2021	TFR FROM 022135579		1,100.00		5,993.62 DR
07/10/2021	TFR FROM 022135579		1,100.00		7,093.62 DR
14/10/2021	TFR FROM 022135579		1,100.00		8,193.62 DR
15/10/2021	TFR FROM 020220577		3,465.00		11,658.62 DR
21/10/2021	TFR FROM 022135579		1,100.00		12,758.62 DR
28/10/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	10,625.27 DR
28/10/2021	TFR FROM 022135579		1,100.00		11,725.27 DR
29/10/2021	Direct Debit OnePath Life Lt d 1005692403/1sCKh			50.80	11,674.47 DR
29/10/2021	Direct Debit OnePath Life Lt d 1005879047/1sCKg			74.25	11,600.22 DR
31/10/2021	INTEREST PAYMENT SYSTEM GENERATED *		0.79		11,601.01 DR
03/11/2021	PAY ANYONE TO Herron Accountants 124185 021374214			275.00	11,326.01 DR
04/11/2021	TFR FROM 022135579		1,100.00		12,426.01 DR
10/11/2021	TFR TO ACCOUNT 022135579			331.00	12,095.01 DR
11/11/2021	TFR FROM 022135579		1,100.00		13,195.01 DR
15/11/2021	TFR FROM 020220577		3,465.00		16,660.01 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
16/11/2021	BPAY TAX OFFICE PAYMENTS IB2-45450778			5,692.00	10,968.01 DR
18/11/2021	TFR FROM 022135579		1,100.00		12,068.01 DR
25/11/2021	TFR FROM 022135579		1,100.00		13,168.01 DR
28/11/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	11,034.66 DR
30/11/2021	Direct Debit OnePath Life Lt d 1005692403/1su7O			50.80	10,983.86 DR
30/11/2021	Direct Debit OnePath Life Lt d 1005879047/1su7N			74.25	10,909.61 DR
30/11/2021	INTERNET PAY ANYONE FEE			0.65	10,908.96 DR
30/11/2021	INTEREST PAYMENT SYSTEM GENERATED *		1.52		10,910.48 DR
02/12/2021	TFR FROM 022135579		1,100.00		12,010.48 DR
09/12/2021	TFR FROM 022135579		1,100.00		13,110.48 DR
15/12/2021	TFR FROM 020220577		3,465.00		16,575.48 DR
16/12/2021	TFR FROM 022135579		1,100.00		17,675.48 DR
23/12/2021	TFR FROM 022135579		1,100.00		18,775.48 DR
28/12/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	16,642.13 DR
29/12/2021	Direct Debit OnePath Life Lt d 1005692403/1teE2			50.80	16,591.33 DR
29/12/2021	Direct Debit OnePath Life Lt d 1005879047/1teE1			74.25	16,517.08 DR
30/12/2021	TFR FROM 022135579		1,100.00		17,617.08 DR
31/12/2021	INTEREST PAYMENT SYSTEM GENERATED *		1.92		17,619.00 DR
06/01/2022	TFR FROM 022135579		1,100.00		18,719.00 DR
06/01/2022	BPAY TAX OFFICE PAYMENTS IB2-33888659			9,206.90	9,512.10 DR
13/01/2022	TFR FROM 022135579		1,100.00		10,612.10 DR
15/01/2022	TFR FROM 020220577		3,465.00		14,077.10 DR
20/01/2022	TFR FROM 022135579		1,100.00		15,177.10 DR
27/01/2022	TFR FROM 022135579		1,100.00		16,277.10 DR
28/01/2022	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	14,143.75 DR
28/01/2022	BPAY DEFT PAYMENTS IB2-51661183			545.86	13,597.89 DR
31/01/2022	Direct Debit OnePath Life Lt d 1005692403/1uMjq			50.80	13,547.09 DR
31/01/2022	Direct Debit OnePath Life Lt d 1005879047/1uMjp			74.25	13,472.84 DR
31/01/2022	INTEREST PAYMENT SYSTEM GENERATED *		1.48		13,474.32 DR
03/02/2022	TFR FROM 022135579		1,100.00		14,574.32 DR
10/02/2022	TFR FROM 022135579		1,100.00		15,674.32 DR
11/02/2022	BPAY URBAN UTILITIES IB2-50228419			259.51	15,414.81 DR
15/02/2022	TFR FROM 020220577		3,465.00		18,879.81 DR
17/02/2022	TFR FROM 022135579		1,100.00		19,979.81 DR
24/02/2022	TFR FROM 022135579		1,100.00		21,079.81 DR
28/02/2022	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	18,946.46 DR
28/02/2022	INTEREST PAYMENT SYSTEM GENERATED *		1.97		18,948.43 DR
01/03/2022	Direct Debit OnePath Life Lt d 1005692403/1v32Z			50.80	18,897.63 DR
01/03/2022	Direct Debit OnePath Life Lt d 1005879047/1v32Y			74.25	18,823.38 DR
01/03/2022	BPAY TAX OFFICE PAYMENTS IB2-80640241			6,417.00	12,406.38 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/03/2022	Direct Credit Jewellery Serv ic Rent		3,465.00		15,871.38 DR
03/03/2022	TFR FROM 022135579		1,100.00		16,971.38 DR
09/03/2022	PAY ANYONE TO Herron Accountants 124185 021374214			275.00	16,696.38 DR
10/03/2022	TFR FROM 022135579		1,100.00		17,796.38 DR
17/03/2022	TFR FROM 022135579		1,100.00		18,896.38 DR
24/03/2022	TFR FROM 022135579		1,100.00		19,996.38 DR
28/03/2022	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	17,863.03 DR
29/03/2022	Direct Debit OnePath Life Lt d 1005692403/1vm7S			50.80	17,812.23 DR
29/03/2022	Direct Debit OnePath Life Lt d 1005879047/1vm7R			74.25	17,737.98 DR
31/03/2022	TFR FROM 022135579		1,100.00		18,837.98 DR
31/03/2022	INTERNET PAY ANYONE FEE			0.65	18,837.33 DR
31/03/2022	INTEREST PAYMENT SYSTEM GENERATED *		2.29		18,839.62 DR
01/04/2022	Direct Credit Jewellery Serv ic Geebung Rent		3,465.00		22,304.62 DR
07/04/2022	TFR FROM 022135579		1,100.00		23,404.62 DR
10/04/2022	BPAY DEFT PAYMENTS IB2-56179844			545.86	22,858.76 DR
10/04/2022	BPAY URBAN UTILITIES IB2-56182424			238.31	22,620.45 DR
14/04/2022	TFR FROM 022135579		1,100.00		23,720.45 DR
17/04/2022	PAY ANYONE TO MET Services 124185 023152514			5,427.53	18,292.92 DR
21/04/2022	TFR FROM 022135579		1,100.00		19,392.92 DR
28/04/2022	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	17,259.57 DR
28/04/2022	TFR FROM 022135579		1,100.00		18,359.57 DR
28/04/2022	Direct Debit ONEPATH LIFE E331113 35			50.80	18,308.77 DR
28/04/2022	Direct Debit ONEPATH LIFE E336922 35			74.25	18,234.52 DR
30/04/2022	INTERNET PAY ANYONE FEE			0.65	18,233.87 DR
30/04/2022	INTEREST PAYMENT SYSTEM GENERATED *		2.58		18,236.45 DR
02/05/2022	Direct Credit Jewellery Serv ic Geebung Rent		3,465.00		21,701.45 DR
05/05/2022	TFR FROM 022135579		1,100.00		22,801.45 DR
11/05/2022	BPAY TAX OFFICE PAYMENTS IB2-26577670			4,850.00	17,951.45 DR
12/05/2022	TFR FROM 022135579		1,100.00		19,051.45 DR
19/05/2022	TFR FROM 022135579		1,100.00		20,151.45 DR
26/05/2022	TFR FROM 022135579		1,100.00		21,251.45 DR
28/05/2022	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	19,118.10 DR
30/05/2022	Direct Credit ATO ATO007000016007733		1.67		19,119.77 DR
30/05/2022	Direct Debit ONEPATH LIFE E331113 35			50.80	19,068.97 DR
30/05/2022	Direct Debit ONEPATH LIFE E336922 35			74.25	18,994.72 DR
31/05/2022	INTEREST PAYMENT SYSTEM GENERATED *		2.59		18,997.31 DR
01/06/2022	Direct Credit Jewellery Serv ic Geebung Rent		3,465.00		22,462.31 DR
02/06/2022	TFR FROM 022135579		1,100.00		23,562.31 DR
07/06/2022	TFR TO ACCOUNT 022135579			3,984.00	19,578.31 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
09/06/2022	TFR FROM 022135579		1,100.00		20,678.31 DR
16/06/2022	TFR FROM 022135579		1,100.00		21,778.31 DR
19/06/2022	TFR FROM 020220577		27,500.00		49,278.31 DR
19/06/2022	TFR FROM 020220577		27,500.00		76,778.31 DR
19/06/2022	TFR TO ACCOUNT 020220577			41,580.00	35,198.31 DR
19/06/2022	TFR FROM 022135579		7,700.00		42,898.31 DR
23/06/2022	TFR FROM 022135579		1,100.00		43,998.31 DR
28/06/2022	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,166.92	41,831.39 DR
28/06/2022	Direct Debit ONEPATH LIFE E331113 35			50.80	41,780.59 DR
28/06/2022	Direct Debit ONEPATH LIFE E336922 35			74.25	41,706.34 DR
30/06/2022	TFR FROM 022135579		1,100.00		42,806.34 DR
30/06/2022	INTEREST PAYMENT SYSTEM GENERATED *		3.85		42,810.19 DR
			153,800.66	113,615.94	42,810.19 DR
Borrowing Cost (66000)					
<u>Borrowing Cost (66000)</u>					
01/07/2021	Opening Balance				5,668.05 DR
30/06/2022	2022 Borrowing Costs Written Off			1,174.81	4,493.24 DR
				1,174.81	4,493.24 DR
Sundry Debtors (68000)					
<u>Sundry Debtors (68000)</u>					
01/07/2021	Opening Balance				273.00 DR
24/12/2021	COUNCIL RATES- JS- 01/03/2022 - 31/0/2022			230.02	42.98 DR
28/01/2022	DEFT PAYMENT- BODY CORP- GRJ- FEB 22 PERIOD		181.95		224.93 DR
11/02/2022	URBAN UTILITIES- GRJ 16/09/2021- 23/12/2021		259.51		484.44 DR
31/03/2022	To bring ASIC fees paid by Goldriver Jewellers North Lakes Pty Ltd			273.00	211.44 DR
10/04/2022	URBAN UTILITIES- GRJ 24/12/2021- 28/02/2022		177.41		388.85 DR
			618.87	503.02	388.85 DR
Plant and Equipment (at written down value) - Unitised (76550)					
<u>Split System Air Conditioner (IP-1 AIRCON)</u>					
17/04/2022	PAY ANYONE TO MET Services 124185 023152514	1.00	4,934.12		4,934.12 DR
30/06/2022	Depreciation for the period {2022}			124.37	4,809.75 DR
		1.00	4,934.12	124.37	4,809.75 DR
Real Estate Properties (Australian - Non Residential) (77250)					
<u>Fortune St, Geebung (IP-1 - New Com)</u>					
01/07/2021	Opening Balance	1.00			539,138.00 DR
		1.00			539,138.00 DR
<u>Unit 110, 53 Endeavour Boulevard, North Lakes (RYAN0001)</u>					
01/07/2021	Opening Balance	1.00			675,000.00 DR
30/06/2022	Revaluation - 30/06/2022 @ \$835,000.000000 (Net Asset Value) - 1.000000 Units on hand		160,000.00		835,000.00 DR
		1.00	160,000.00		835,000.00 DR
<u>Incidentals - Endeavour Blvd (RYAN0005 - INCIDENTALS)</u>					

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/07/2021	Opening Balance				24,139.55 DR
		0.00			24,139.55 DR
GST Payable/Refundable (84000)					
<u>GST Payable/Refundable (84000)</u>					
01/07/2021	Opening Balance				4,739.42 CR
15/07/2021	TFR FROM 020220577			315.00	5,054.42 CR
29/07/2021	To record payment by GJNL for June 2021 BAS		4,739.42		315.00 CR
15/08/2021	TFR FROM 020220577			315.00	630.00 CR
26/08/2021	TFR FROM 022135579			100.00	730.00 CR
02/09/2021	TFR FROM 022135579			100.00	830.00 CR
09/09/2021	TFR FROM 022135579			100.00	930.00 CR
15/09/2021	TFR FROM 020220577			315.00	1,245.00 CR
16/09/2021	TFR FROM 022135579			100.00	1,345.00 CR
23/09/2021	TFR FROM 022135579			100.00	1,445.00 CR
30/09/2021	TFR FROM 022135579			100.00	1,545.00 CR
30/09/2021	To record invoice no 27204 of Jun 21 BAS to HA. It was paid outside the fund.		25.00		1,520.00 CR
07/10/2021	TFR FROM 022135579			100.00	1,620.00 CR
14/10/2021	TFR FROM 022135579			100.00	1,720.00 CR
15/10/2021	TFR FROM 020220577			315.00	2,035.00 CR
21/10/2021	TFR FROM 022135579			100.00	2,135.00 CR
28/10/2021	TFR FROM 022135579			100.00	2,235.00 CR
03/11/2021	PAY ANYONE TO Herron Accountants 124185 021374214		25.00		2,210.00 CR
04/11/2021	TFR FROM 022135579			100.00	2,310.00 CR
11/11/2021	TFR FROM 022135579			100.00	2,410.00 CR
15/11/2021	TFR FROM 020220577			315.00	2,725.00 CR
16/11/2021	BPAY TAX OFFICE PAYMENTS IB2-45450778		1,520.00		1,205.00 CR
18/11/2021	TFR FROM 022135579			100.00	1,305.00 CR
25/11/2021	TFR FROM 022135579			100.00	1,405.00 CR
02/12/2021	TFR FROM 022135579			100.00	1,505.00 CR
03/12/2021	To record Acc fees paid by		230.00		1,275.00 CR
09/12/2021	TFR FROM 022135579			100.00	1,375.00 CR
15/12/2021	TFR FROM 020220577			315.00	1,690.00 CR
16/12/2021	TFR FROM 022135579			100.00	1,790.00 CR
23/12/2021	TFR FROM 022135579			100.00	1,890.00 CR
30/12/2021	TFR FROM 022135579			100.00	1,990.00 CR
06/01/2022	TFR FROM 022135579			100.00	2,090.00 CR
13/01/2022	TFR FROM 022135579			100.00	2,190.00 CR
15/01/2022	TFR FROM 020220577			315.00	2,505.00 CR
20/01/2022	TFR FROM 022135579			100.00	2,605.00 CR
27/01/2022	TFR FROM 022135579			100.00	2,705.00 CR
03/02/2022	TFR FROM 022135579			100.00	2,805.00 CR
10/02/2022	TFR FROM 022135579			100.00	2,905.00 CR
15/02/2022	TFR FROM 020220577			315.00	3,220.00 CR
17/02/2022	TFR FROM 022135579			100.00	3,320.00 CR
24/02/2022	TFR FROM 022135579			100.00	3,420.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/03/2022	Direct Credit Jewellery Serv ic Rent			315.00	3,735.00 CR
01/03/2022	BPAY TAX OFFICE PAYMENTS IB2-80640241		2,245.00		1,490.00 CR
03/03/2022	TFR FROM 022135579			100.00	1,590.00 CR
09/03/2022	PAY ANYONE TO Herron Accountants 124185 021374214		25.00		1,565.00 CR
10/03/2022	TFR FROM 022135579			100.00	1,665.00 CR
17/03/2022	TFR FROM 022135579			100.00	1,765.00 CR
24/03/2022	TFR FROM 022135579			100.00	1,865.00 CR
31/03/2022	TFR FROM 022135579			100.00	1,965.00 CR
01/04/2022	Direct Credit Jewellery Serv ic Geebung Rent			315.00	2,280.00 CR
07/04/2022	TFR FROM 022135579			100.00	2,380.00 CR
14/04/2022	TFR FROM 022135579			100.00	2,480.00 CR
17/04/2022	PAY ANYONE TO MET Services 124185 023152514		493.41		1,986.59 CR
21/04/2022	TFR FROM 022135579			100.00	2,086.59 CR
28/04/2022	TFR FROM 022135579			100.00	2,186.59 CR
02/05/2022	Direct Credit Jewellery Serv ic Geebung Rent			315.00	2,501.59 CR
05/05/2022	TFR FROM 022135579			100.00	2,601.59 CR
11/05/2022	BPAY TAX OFFICE PAYMENTS IB2-26577670		1,965.00		636.59 CR
12/05/2022	TFR FROM 022135579			100.00	736.59 CR
19/05/2022	TFR FROM 022135579			100.00	836.59 CR
19/05/2022	Herron Accountants		27.27		809.32 CR
26/05/2022	TFR FROM 022135579			100.00	909.32 CR
01/06/2022	Direct Credit Jewellery Serv ic Geebung Rent			315.00	1,224.32 CR
02/06/2022	TFR FROM 022135579			100.00	1,324.32 CR
09/06/2022	TFR FROM 022135579			100.00	1,424.32 CR
16/06/2022	TFR FROM 022135579			100.00	1,524.32 CR
19/06/2022	TFR FROM 022135579			700.00	2,224.32 CR
19/06/2022	TFR TO ACCOUNT 020220577		3,780.00		1,555.68 DR
23/06/2022	TFR FROM 022135579			100.00	1,455.68 DR
24/06/2022	Herron Accountants		2.73		1,458.41 DR
30/06/2022	TFR FROM 022135579			100.00	1,358.41 DR
			15,077.83	8,980.00	1,358.41 DR

Income Tax Payable/Refundable (85000)

Income Tax Payable/Refundable (85000)

01/07/2021	Opening Balance				8,947.90 CR
16/11/2021	BPAY TAX OFFICE PAYMENTS IB2-45450778		4,172.00		4,775.90 CR
06/01/2022	BPAY TAX OFFICE PAYMENTS IB2-33888659		8,947.90		4,172.00 DR
01/03/2022	BPAY TAX OFFICE PAYMENTS IB2-80640241		4,172.00		8,344.00 DR
11/05/2022	BPAY TAX OFFICE PAYMENTS IB2-26577670		2,885.00		11,229.00 DR
30/06/2022	June 2022 Qtr PAYG Instalment - Creditor		3,743.00		14,972.00 DR
30/06/2022	Create Entries - Income Tax Expense - 30/06/2022			18,823.65	3,851.65 CR
			23,919.90	18,823.65	3,851.65 CR

Limited Recourse Borrowing Arrangements (85500)

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
BOQ - LRBA Geebung (01)					
01/07/2021	Opening Balance				283,668.72 CR
28/07/2021	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		281,535.37 CR
06/09/2021	TFR TO ACCOUNT 023175538		2,133.35		279,402.02 CR
28/09/2021	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		277,268.67 CR
30/09/2021	To record bank charges & interest till Sep 21			2,889.47	280,158.14 CR
28/10/2021	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		278,024.79 CR
28/11/2021	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		275,891.44 CR
28/12/2021	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		273,758.09 CR
31/12/2021	To record bank charges & interest till Sep 21			2,822.26	276,580.35 CR
28/01/2022	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		274,447.00 CR
28/02/2022	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		272,313.65 CR
28/03/2022	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		270,180.30 CR
31/03/2022	To record bank charges & interest till Mar 22			2,757.69	272,937.99 CR
27/04/2022	Capitalisation Bch-16103724 Effective Date: 28/04/2022			915.65	273,853.64 CR
28/04/2022	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		271,720.29 CR
28/04/2022	Loan Service Fee Bch-46123104			25.00	271,745.29 CR
27/05/2022	Capitalisation Bch-89443484 Effective Date: 28/05/2022			910.16	272,655.45 CR
28/05/2022	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,133.35		270,522.10 CR
28/05/2022	Loan Service Fee Bch-88032013			25.00	270,547.10 CR
27/06/2022	Capitalisation Bch-43681136 Effective Date: 28/06/2022			1,016.96	271,564.06 CR
28/06/2022	TRANSFER TO LOAN ACCT FROM TRAN A/C TO LOAN A/C TFR:		2,166.92		269,397.14 CR
28/06/2022	Loan Service Fee Bch-32928304			25.00	269,422.14 CR
			25,633.77	11,387.19	269,422.14 CR
PAYG Payable (86000)					
<u>PAYG Payable (86000)</u>					
30/06/2022	June 2022 Qtr PAYG Instalment - Creditor			3,743.00	3,743.00 CR
				3,743.00	3,743.00 CR
Sundry Creditors (88000)					
<u>Sundry Creditors (88000)</u>					
01/07/2021	Opening Balance				3,263.00 CR
05/07/2021	PAY ANYONE TO Herron Accountants 124185 021374214		2,112.00		1,151.00 CR
29/07/2021	To record payment by GJNL for June 2021 BAS			4,739.00	5,890.00 CR
19/08/2021	TFR TO ACCOUNT 022198661		4,739.00		1,151.00 CR
10/09/2021	To record ASIC paid by GJNL			56.00	1,207.00 CR
30/09/2021	To record invoice no 27204 of Jun 21 BAS to HA. It was paid outside the fund.			275.00	1,482.00 CR
10/11/2021	TFR TO ACCOUNT 022135579		331.00		1,151.00 CR
03/12/2021	To record Acc fees paid by			2,530.00	3,681.00 CR
31/03/2022	To bring ASIC fees paid by Goldriver			3.00	3,684.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
	Jewellers North Lakes Pty Ltd				
19/05/2022	Herron Accountants			300.00	3,984.00 CR
07/06/2022	TFR TO ACCOUNT 022135579		3,984.00		0.00 DR
24/06/2022	Herron Accountants			30.00	30.00 CR
			11,166.00	7,933.00	30.00 CR
Rent In Advance (88100)					
<u>Rent In Advance (88100)</u>					
01/07/2021	Opening Balance				89,800.00 CR
19/06/2022	TFR TO ACCOUNT 020220577		37,800.00		52,000.00 CR
			37,800.00		52,000.00 CR
Deferred Tax Liability/Asset (89000)					
<u>Deferred Tax Liability/Asset (89000)</u>					
01/07/2021	Opening Balance				11,908.93 CR
30/06/2022	Create Entries - PDIT Entry - 30/06/2022			16,000.00	27,908.93 CR
				16,000.00	27,908.93 CR
Total Debits:	904,109.45				
Total Credits:	904,109.45				

Ryan & Hume Super Fund

Create Entries Report

For the period 01 July 2021 to 30 June 2022

Create Entries Financial Year Summary 01 July 2021 - 30 June 2022

Total Profit	Amount
Income	304,820.66
Less Expense	19,330.84
Total Profit	285,489.82
Tax Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	285,489.82
Less Permanent Differences	53,333.33
Less Timing Differences	106,666.67
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Less LIC Deductions	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Add SMSF Annual Return Rounding	1.18
Taxable Income	125,491.00
Income Tax on Taxable Income or Loss	18,823.65
Profit/(Loss) Available for Allocation	Amount
Total Available Profit	231,990.42
Franking Credits	0.00
TFN Credits	0.00
Foreign Credits	0.00
FRW Credits	0.00
Total	231,990.42
Income Tax Expense Available for Allocation	Amount
Income Tax on Taxable Income or Loss	18,823.65
Deferred Tax	16,000.00
Member Specific Income Tax	(8,024.88)
Total Income Tax Expense Allocation	26,798.77

Final Segment 1 from 01 July 2021 to 30 June 2022

Pool Name Unsegregated Pool

Total Profit	Amount
Income	304,820.66
Less Expense	19,330.84
Total Profit	285,489.82

Create Entries Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	285,489.82
Less Permanent Differences	53,333.33
Less Timing Differences	106,666.67
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Add Taxable Income Adjustment	1.18
Taxable Income	125,491.00
Income Tax on Taxable Income or Loss	18,823.65

Member Weighted Balance Summary	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.01	422,759.74
Darren Ryan(RYADAR00001A)	49.99	422,599.92

Profit/(Loss) Available for Allocation	Amount
Total Available Profit	231,990.42
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
Total	231,990.42

Allocation to Members	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.01	116,018.41
Darren Ryan(RYADAR00001A)	49.99	115,972.01

Accumulation Weighted Balance Summary	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.01	422,759.74
Darren Ryan(RYADAR00001A)	49.99	422,599.92

Income Tax Expense Available for Allocation	Amount
Income Tax on Taxable Income or Loss	18,823.65
Deferred Tax	16,000.00
Member Specific Income Tax	(8,024.88)
Total Income Tax Expense Allocation	26,798.77

Allocation to Members	Weighting%	Amount
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Allocation to Members	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.01	13,402.06
Darren Ryan(RYADAR00001A)	49.99	13,396.71

Calculation of daily member weighted balances

Bruce Hume (HUMBRU00001A)

Member Balance

01/07/2021	50010	Opening Balance	422,272.94	422,272.94
29/07/2021	53920	Life Insurance Premiums	(50.80)	(46.90)
31/08/2021	53920	Life Insurance Premiums	(50.80)	(42.31)
29/09/2021	53920	Life Insurance Premiums	(50.80)	(38.27)
29/10/2021	53920	Life Insurance Premiums	(50.80)	(34.10)
30/11/2021	53920	Life Insurance Premiums	(50.80)	(29.64)
29/12/2021	53920	Life Insurance Premiums	(50.80)	(25.61)
31/01/2022	53920	Life Insurance Premiums	(50.80)	(21.02)
01/03/2022	53920	Life Insurance Premiums	(50.80)	(16.98)
29/03/2022	53920	Life Insurance Premiums	(50.80)	(13.08)
28/04/2022	53920	Life Insurance Premiums	(50.80)	(8.91)
30/05/2022	53920	Life Insurance Premiums	(50.80)	(4.45)
19/06/2022	52420	Contributions	27,500.00	904.11
19/06/2022	53800	Contributions Tax	(4,125.00)	(135.62)
28/06/2022	53920	Life Insurance Premiums	(50.80)	(0.42)
Total Amount (Weighted)				422,759.74

Darren Ryan (RYADAR00001A)

Member Balance

01/07/2021	50010	Opening Balance	422,243.16	422,243.16
29/07/2021	53920	Life Insurance Premiums	(74.25)	(68.55)
31/08/2021	53920	Life Insurance Premiums	(74.25)	(61.84)
29/09/2021	53920	Life Insurance Premiums	(74.25)	(55.94)
29/10/2021	53920	Life Insurance Premiums	(74.25)	(49.84)
30/11/2021	53920	Life Insurance Premiums	(74.25)	(43.33)
29/12/2021	53920	Life Insurance Premiums	(74.25)	(37.43)
31/01/2022	53920	Life Insurance Premiums	(74.25)	(30.72)
01/03/2022	53920	Life Insurance Premiums	(74.25)	(24.82)
29/03/2022	53920	Life Insurance Premiums	(74.25)	(19.12)
28/04/2022	53920	Life Insurance Premiums	(74.25)	(13.02)
30/05/2022	53920	Life Insurance Premiums	(74.25)	(6.51)
19/06/2022	52420	Contributions	27,500.00	904.11
19/06/2022	53800	Contributions Tax	(4,125.00)	(135.62)
28/06/2022	53920	Life Insurance Premiums	(74.25)	(0.61)
Total Amount (Weighted)				422,599.92

Calculation of Net Capital Gains

Capital gains from Unsegregated Pool	0.00
Capital gains from Unsegregated Pool - Collectables	0.00
Capital Gain Adjustment from prior segments	0.00
Realised Notional gains	0.00
Carried forward losses from prior years	0.00
Current year capital losses from Unsegregated Pool	0.00
Current year capital losses from Unsegregated Pool - Collectables	0.00
Total CGT Discount Applied	0.00
Capital Gain /(Losses carried forward)	0.00
CGT allocated in prior segments	0.00
Allocations of Net Capital Gains to Pools	
Capital Gain Proportion - Unsegregated Pool (0/0)=100.00%	0.00

Foreign Tax Offset Calculations

Segment 01 July 2021 to 30 June 2022

Claimable FTO - Unsegregated Pool	0.00
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Claimable FTO	0.00
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Total Claimable Foreign Credits for the Year	0.00
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Foreign Tax Offset (Label C1)	0.00
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Applied/Claimed FTO	0.00
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Allocations of Foreign Tax Offset to Members

Bruce Hume(HUMBRU00001A) - 100.00 %	0.00
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Darren Ryan(RYADAR00001A) - 0.00 %	0.00
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Total Foreign Tax Offset Allocated to Members	0.00
------------------------------------------------------	-------------

Calculation of Outstanding Limited Recourse Borrowing Arrangements



Activity statement 001

Date generated	29/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

12 results found - from **01 July 2021** to **29 November 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
29 Jul 2021	28 Jul 2021	Payment received		\$4,739.00	\$4,739.00 CR
18 Aug 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21 - GST	\$4,739.00		\$0.00
16 Nov 2021	25 Nov 2021	Original Activity Statement for the period ending 30 Sep 21	\$5,692.00		\$5,692.00 DR
16 Nov 2021	25 Nov 2021	- GST	\$1,520.00		
16 Nov 2021	25 Nov 2021	- PAYG Instalments	\$4,172.00		
17 Nov 2021	16 Nov 2021	Payment received		\$5,692.00	\$0.00
1 Mar 2022	21 Mar 2022	Original Activity Statement for the period ending 31 Dec 21	\$6,162.00		\$6,162.00 DR
1 Mar 2022	21 Mar 2022	- GST	\$1,990.00		
1 Mar 2022	21 Mar 2022	- PAYG Instalments	\$4,172.00		
2 Mar 2022	1 Mar 2022	Payment received		\$6,417.00	\$255.00 CR
2 Mar 2022	2 Mar 2022	General interest charge			\$255.00 CR
11 May 2022	26 May 2022	Original Activity Statement for the period ending 31 Mar 22	\$5,105.00		\$4,850.00 DR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
11 May 2022	26 May 2022	- GST	\$2,220.00		
11 May 2022	26 May 2022	- PAYG Instalments	\$2,885.00		
12 May 2022	2 Mar 2022	General interest charge			\$4,850.00 DR
12 May 2022	11 May 2022	Payment received		\$4,850.00	\$0.00
1 Aug 2022	29 Jul 2022	Payment received		\$6,165.00	\$6,165.00 CR
2 Aug 2022	25 Aug 2022	Original Activity Statement for the period ending 30 Jun 22	\$6,165.00		\$0.00
2 Aug 2022	25 Aug 2022	- GST	\$2,422.00		
2 Aug 2022	25 Aug 2022	- PAYG Instalments	\$3,743.00		





Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354
TFN 954 421 854

Income tax 552

Date generated	29/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **01 July 2021** to **29 November 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
6 Jan 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$9,206.90		\$9,206.90 DR
7 Jan 2022	6 Jan 2022	Payment received		\$9,206.90	\$0.00
25 May 2022	16 May 2022	Interest for early payment of Income Tax		\$1.67	\$1.67 CR
25 May 2022	30 May 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1.67		\$0.00





Write Off Borrowing Costs

Client Name: Ryan & Hume Super Fund Period Ended: 30 June 2021
 Client Code: RYAN0005 Accountant: Julie Fuller

Borrowing Costs to be written off over 5 years or the term of the loan, whichever, is the shorter

Loan purpose **BOQ Loan for Geebung**

Date loan commenced **28/04/2021** No of Years **5**

End of First Financial Year **30/06/2021**

Date Costs Incurred

Application Fee	2,145.00
Company Search	31.44
Land Title Search	35.10
Solicitor's Fee	2,562.50
Valuation Fee	1,100.00
	5,874.04

Year	Amount to Write Off	Balance	
2021	205.99	5,668.05	
2022	1,174.81	4,493.24	✓
2023	1,174.81	3,318.43	
2024	1,174.81	2,143.62	
2025	1,174.81	968.81	
2026	968.81	0.00	



Bank Loan Reconciliation

Client Name: Ryan & Hume Super Fund Period Ended: 30/06/2022
 Client Code: RYAN0005 Accountant: Courtney Creevey

Bank: BOQ Term Loan Account No: ***5538

Balance per bank statement	269,422.14	
Balance per Accounts	269,422.14	
Variance	0.00	

Interest paid for the year

Month	Amount
July	920.95
August	947.67
September	945.85
October	909.55
November	935.85
December	901.86
January	927.87
February	923.91
March	830.91
April	915.65
May	910.16
June	1,016.96
Total	11,087.19





Transaction Update

Bank of Queensland Limited
ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead Qld 4006
GPO BOX 898, Brisbane QLD 4001
Tel +61 7 3212 3333
Fax +61 7 3212 3399
AFSL and ACL No. 244616

BUS TERM LOAN RES SECURITY
Account Number: 23175538

Printed: 25/10/2021
Pages: 1

RYAN & HUME PTY LTD ATF
RYAN & HUME PTY SUPER FUND
6 BRODERS STREET
BRACKEN RIDGE QLD 4017

Transactions

From: 01/07/2021
To: 30/09/2021

Date	Description	Debit	Credit	Balance
01/07/2021	Opening Balance			-\$283,668.72
27/07/2021	Capitalisation Bch-76837810 Effective Date: 28/07/2021	\$920.95		-\$284,589.67
28/07/2021	Transfer Transfer Bch-42765679		\$2,133.35	-\$282,456.32
28/07/2021	Loan Service Fee Bch-73689239	\$25.00		-\$282,481.32
27/08/2021	Capitalisation Bch-21275559 Effective Date: 28/08/2021	\$947.67		-\$283,428.99
28/08/2021	Loan Service Fee Bch-89623901	\$25.00		-\$283,453.99
06/09/2021	Tfr From 022125705 Tfr From 022125705 lb2-91078341		\$2,133.35	-\$281,320.64
27/09/2021	Capitalisation Bch-37891359 Effective Date: 28/09/2021	\$945.85		-\$282,266.49
28/09/2021	Transfer Transfer Bch-38219939		\$2,133.35	-\$280,133.14
28/09/2021	Loan Service Fee Bch-61703061	\$25.00		-\$280,158.14

NOTE: THIS IS NOT A STATEMENT OF ACCOUNT, YOUR FORMAL STATEMENT WILL BE MAILED WHEN DUE OR CAN BE ORDERED IF REQUIRED.



R5M755PKSK-TL02

Account Details

23175538 Business Loan - Available: \$0.00

Account InformationAccount Name:
Business Loan**Transactions Search**Date Range The last 6 months
Start Date 24/08/2021 DD/MM/YYYY End Date 23/02/2022 DD/MM/YYYY(DD/MM/YYYY)**Transaction List Matching Search Criteria**

Date	Description	Debit	Credit	Balance
28/01/2022	LOAN SERVICE FEE BCH-54513601	\$25.00		\$275,399.87
28/01/2022	PAYMENT BCH-35471001		\$2,133.35	\$275,374.87
27/01/2022	CAPITALISATION BCH-35030521	\$927.87		\$277,508.22
28/12/2021	LOAN SERVICE FEE BCH-58995361	\$25.00		\$276,580.35
28/12/2021	PAYMENT BCH-52878099		\$2,133.35	\$276,555.35
27/12/2021	CAPITALISATION BCH-48952579	\$901.86		\$278,688.70
28/11/2021	LOAN SERVICE FEE BCH-98567721	\$25.00		\$277,786.84
28/11/2021	PAYMENT BCH-71789239		\$2,133.35	\$277,761.84
27/11/2021	CAPITALISATION BCH-71569539	\$935.85		\$279,895.19
28/10/2021	LOAN SERVICE FEE BCH-14301261	\$25.00		\$278,959.34
28/10/2021	PAYMENT BCH-95238601		\$2,133.35	\$278,934.34
27/10/2021	CAPITALISATION BCH-94890421	\$909.55		\$281,067.69
28/09/2021	LOAN SERVICE FEE BCH-61703061	\$25.00		\$280,158.14
28/09/2021	PAYMENT BCH-38219939		\$2,133.35	\$280,133.14
27/09/2021	CAPITALISATION BCH-37891359	\$945.85		\$282,266.49
06/09/2021	TFR FROM 022125705 IB2-9107834 1		\$2,133.35	\$281,320.64
28/08/2021	LOAN SERVICE FEE BCH-89623901	\$25.00		\$283,453.99
27/08/2021	CAPITALISATION BCH-21275559	\$947.67		\$283,428.99

Please note this Transaction List is not an official statement and is subject to change.

For loan accounts, the entry described as FEE CAPITALISATION affects the balance of the loan account. The entry/entries that appear immediately before this transaction describe the fees capitalised and do not affect the balance of the loan account.



Transaction Update

Bank of Queensland Limited

ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead Qld 4006
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AFSL and ACL No. 244616

BUS TERM LOAN RES SECURITY
Account Number: 23175538

Printed: 03/05/2022
Pages: 1

RYAN & HUME PTY LTD ATF
RYAN & HUME PTY SUPER FUND
6 BRODERS STREET
BRACKEN RIDGE QLD 4017

Transactions
From: 01/01/2022
To: 31/03/2022

Date	Description	Debit	Credit	Balance
01/01/2022	Opening Balance			-\$276,580.35
27/01/2022	Capitalisation Bch-35030521 Effective Date: 28/01/2022	\$927.87		-\$277,508.22
28/01/2022	Transfer Transfer Bch-35471001		\$2,133.35	-\$275,374.87
28/01/2022	Loan Service Fee Bch-54513601	\$25.00		-\$275,399.87
27/02/2022	Capitalisation Bch-60850741 Effective Date: 28/02/2022	\$923.91		-\$276,323.78
28/02/2022	Transfer Transfer Bch-61278121		\$2,133.35	-\$274,190.43
28/02/2022	Loan Service Fee Bch-95292581	\$25.00		-\$274,215.43
27/03/2022	Capitalisation Bch-49380553 Effective Date: 28/03/2022	\$830.91		-\$275,046.34
28/03/2022	Transfer Transfer Bch-49728473		\$2,133.35	-\$272,912.99
28/03/2022	Loan Service Fee Bch-68564413	\$25.00		-\$272,937.99

NOTE: THIS IS NOT A STATEMENT OF ACCOUNT, YOUR FORMAL STATEMENT WILL BE MAILED WHEN DUE OR CAN BE ORDERED IF REQUIRED.



Transaction Update

Bank of Queensland Limited

ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead Qld 4006
GPO BOX 898, Brisbane QLD 4001
Tel +61 7 3212 3333
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AFSL and ACL No. 244616

BUS TERM LOAN RES SECURITY
Account Number: 23175538

Printed: 15/07/2022
Pages: 1

RYAN & HUME PTY LTD ATF
RYAN & HUME PTY SUPER FUND
6 BRODERS STREET
BRACKEN RIDGE QLD 4017

Transactions
From: 01/04/2022
To: 30/06/2022

Date	Description	Debit	Credit	Balance
01/04/2022	Opening Balance			-\$272,937.99
27/04/2022	Capitalisation Bch-16103724 Effective Date: 28/04/2022	\$915.65		-\$273,853.64
28/04/2022	Transfer Transfer Bch-31053953		\$2,133.35	-\$271,720.29
28/04/2022	Loan Service Fee Bch-46123104	\$25.00		-\$271,745.29
27/05/2022	Capitalisation Bch-89443484 Effective Date: 28/05/2022	\$910.16		-\$272,655.45
28/05/2022	Transfer Transfer Bch-89649884		\$2,133.35	-\$270,522.10
28/05/2022	Loan Service Fee Bch-88032013	\$25.00		-\$270,547.10
27/06/2022	Capitalisation Bch-43681136 Effective Date: 28/06/2022	\$1,016.96		-\$271,564.06
28/06/2022	Transfer Transfer Bch-23851524		\$2,166.92	-\$269,397.14
28/06/2022	Loan Service Fee Bch-32928304	\$25.00		-\$269,422.14



NOTE: THIS IS NOT A STATEMENT OF ACCOUNT, YOUR FORMAL STATEMENT WILL BE MAILED WHEN DUE OR CAN BE ORDERED IF REQUIRED.

Ryan & Hume Super Fund

Investment Summary with Market Movement

As at 30 June 2022

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised		Realised Movement
						Overall	Current Year	
Cash/Bank Accounts								
BOQ Superannuation Savings Account		42,810.190000	42,810.19	42,810.19	42,810.19			
			42,810.19		42,810.19			
Fixtures and Fittings (at written down value) - Unitised								
Borrowing costs	1.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
			0.00		0.00	0.00	0.00	0.00
Plant and Equipment (at written down value) - Unitised								
IP-1 AIRCON Split System Air Conditioner	1.00	0.000000	0.00	4,934.12	4,934.12	(4,934.12)	0.00	0.00
			0.00		4,934.12	(4,934.12)	0.00	0.00
Real Estate Properties (Australian - Non Residential)								
IP-1 New Comm pre	Fortune St, Geebung	1.00	539,138.000000	539,138.00	539,138.00	539,138.00	0.00	0.00
				cost from LY				
RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes	1.00	835,000.000000	Market Value	835,000.00	555,910.68	279,089.32	160,000.00
			1,374,138.00		1,095,048.68	279,089.32	160,000.00	0.00
			1,416,948.19		1,142,792.99	274,155.20	160,000.00	0.00

10th February 2023

Ryan and Hume Trust
C/o Gold River Jewellery
110/53 Endeavour Bvd,
North Lakes, Qld 4019

Dear Bruce,

RE: Sale Appraisal
PROPERTY: 110/53 Endeavour Boulevard, North Lakes Qld
Property Description: Lot 110 on SP258327

Thank you for your enquiry as to the current market sale price for your commercial property situated at the above address.

Property Description: Retail Jewellery Store
Land Area: N/A
Tenancy Size: 77m² Ground Level, North Lakes Central
Tenant: Gold River Jewellery
Annual Rental: \$52,000 per annum + GST + Outgoings

Sale Appraisal: 6.0% net yield to 6.5% net yield on current rental income.

This would give an estimate selling range from \$800,000 to \$870,000 (exc GST)

\$835,000



**This report and estimation has been compiled by the information given to us by the owner as to ascertain the approximate sales and rentals of the property mentioned above.

CPRM Property Group (QLD) Pty Ltd
ABN 99 616 531 705
Level 3/303 Coronation Drive, Milton 4064
(PO Box 667)
North Lakes QLD 4509
T: 07 3482 0100
E: reception@cprmql.com.au
W: cprmql.com.au

*This is not a valuation nor is it to be construed as such; it is a guide of price to what the property may realistically achieve if it was put to the market for Sale with the correct marketing and agency in place.
We strongly advise for further clarification to seek legal and professional advice*

We trust we have adequately addressed your current requirements for information regarding your property in this letter. We very much look forward to speaking about this further and if you have any queries, please do not hesitate to contact myself for any further information.

Attention: This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient. Any views expressed in this message are those of the individual sender, except where the message states otherwise and the sender is authorised to state them to be the views of any such entity.

DISCLAIMER: CPRM Property Group (QLD) Pty Ltd ABN 99 616 531 705 trading as CPRM Property Group (QLD) ("we, us") make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing. The information is general information only and any examples given are for illustrative purposes.

Yours Faithfully,
Robert Rey

Principal / Managing Director
CPRM Property Group (Qld) Pty Ltd



Office: 07 3482 0100
Mobile: 0418 774 343
Email: robert.rey@cprmql.com.au

Workpaper 25

HerronAccountants

www.herronaccountants.com.au • P 07 3204 4166



Asset Costbase Summary

Client Name: Ryan & Hume Super Fund Period Ended: 30 June 2021
Client Code: RYAN0005 Accountant: Julie Fuller

Property Sold: 7/20 Fortune Street, Geebung QLD 4034

Contract Purchase Date: 03/03/2021 ✓
Settlement Date: 28/04/2021 ✓

Purchase Price 520,000.00 ✓

Add:

Stamp Duty	16,625.00 ✓	
Mortgage Release Fees	350.00 ✓	see BOQ loan doc
Registration Fees	1,825.00 ✓	
Other Fees	338.00 ✓	
		19,138.00

Less:

Amount applicable to Chattels		
Previously claimed Building Write Off		0.00

Cost Base 539,138.00 ✓

Contract Sell Date: 00/01/1900
Settlement Date: 00/01/1900

Sale Price

Less:

Legal Costs		
Commissions		
Release Fee		
Advertising		
Other Costs		0.00

Net Sale Proceeds 0.00

Gross Capital Gain / (Loss) -539,138.00

Capital Gain Discount (if held for > 12 months) 0.00

Nat Capital Gain / (Loss) (\$539,138.00)



Contract for Commercial Lots in a Community Titles Scheme

Seventh 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 Lots in a Community Titles Scheme in Queensland.

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

REFERENCE SCHEDULE

Contract Date: 3 MARCH 2021

AGENT

NAME:	WITHOUT THE INTERVENTION OF AN AGENT			
ABN:			LICENCE NO:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

PARTIES

SELLER

NAME:	BRUCE GREGORY HUME		ABN:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

NAME:	DARREN LEE RYAN		ABN:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:				
REF:			CONTACT:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

INITIALS (Note: Initials not required if signed with Electronic Signature)

BUYER

NAME:	RYAN & HUME BARE PTY LTD A.C.N. 167 285 627ATF FORTUNE STREET LRBA TRUST			ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

NAME:				ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

BUYER'S SOLICITOR

■ or any other solicitor notified to the Seller

NAME:	ROUSE LAWYERS				
REF:	10969	CONTACT:			
ADDRESS:	LEVEL 2, 22 WANDOO STREET				
SUBURB:	FORTITUDE VALLEY	STATE:	QLD	POSTCODE:	4006
PHONE:	07 3648 9900	MOBILE:		FAX:	
			EMAIL: Mahoney.smith@rouselawyers.com.au		

PROPERTY

Lot:	ADDRESS:	7/20 FORTUNE STREET			
	SUBURB:	GEEBUNG	STATE:	QLD	POSTCODE: 4034
Description:	LOT:	LOT 7	On:	<input checked="" type="checkbox"/> BUP <input type="checkbox"/> GTP <input type="checkbox"/> SP	104590
	SCHEME:	Community Titles Scheme: 15868			
TITLE REFERENCE:	50133922				
Local Government:	BRISBANE CITY COUNCIL				
Present Use:	COMMERCIAL				
Excluded Fixtures:					
Included Chattels:					

INITIALS (Note: Initials not required if signed with Electronic Signature)

PRICE

see market appraisal, shows between \$512,000 & \$532,650

Purchase Price:	\$ 520,000.00		
Deposit:	\$ 10,000.00	Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below: Within 5 working days of the Contract Date.	
Deposit Holder:	\$	Balance Deposit (if any) payable on:	
	Deposit Holder's Trust Account	BANK: NAB	BSB: 084 209 ACCOUNT NO: 830 046 446

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

FINANCE

Finance Amount:	\$ Sufficient to Complete	■ Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and Clause 3 does not apply.	
Financier:	Any bank or financial institution	Finance Date:	90 days from contract date

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: N/A If 'Inspection Date' is not completed, the contract is not subject to an inspection report and clause 4 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

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

■ **WARNING TO SELLER:** You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements 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.

ADDITIONAL BODY CORPORATE INFORMATION

Interest Schedule Lot Entitlement of Lot:	20
Aggregate Interest Schedule Lot Entitlement:	183
Contribution Schedule Lot Entitlement of Lot:	20
Aggregate Contribution Schedule Lot Entitlement:	183

INSURANCE POLICIES

Insurer:	QUS VIA AIG	Policy No:	
Building:	\$2,370,238.00		
Public liability:	\$30,000,000.00		
Other:	Common Contents, Fidelity Guarantee, Loss of Rent/Temp Accom, Machinery Breakdown, Office Bearers Liability, Voluntary workers, Workers compensation (WorkCover Queensland)		

INITIALS (Note: Initials not required if signed with Electronic Signature)

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 Lot:
(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 or
- 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.

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 11.4, 11.5 and 11.6 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 11.4, 11.5 and 11.7 do not apply.

GST1 Going Concern:

Is this a sale of a Going Concern? Yes
If Yes, clause 11.7 (If the Supply is a Going Concern) applies.
Otherwise clause 11.7 (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 11.6 (Margin Scheme) applies.
Otherwise clause 11.6 (Margin Scheme) does not apply.
The Seller must not apply the Margin Scheme to the Supply of the Property if clause 11.6 does not apply.

■ If the Yes box is marked, do not complete items GST1 and GST3

GST3 Inclusive or Exclusive Purchase Price:

Does the Purchase Price include GST?

Mark 1 box only

Yes

If Yes, clause 11.4 (Purchase Price includes GST) applies.

No

If No, clause 11.5 (Purchase Price Does Not Include GST) applies

If neither box is marked or if both boxes are marked, clause 11.4 (Purchase Price Includes GST) applies.

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

INITIALS (Note: Initials not required if signed with Electronic Signature)

Buyer Warranty

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

Yes

No

■ **WARNING:** the Buyer warrants in clause 2.4(6) that this information is true and correct.

[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.]

INITIALS (Note: Initials not required if signed with Electronic Signature)

COMMERCIAL TENANCY SCHEDULE*

*Attach further Schedule if insufficient space.

LEASE 1

Name of Tenant:	Goldriver Jewellers Pty Ltd		
Use:	Warehouse/shed		
Location/Tenancy No:	Whole of the lot		
Area of Tenancy (m ² approx.):	Whole of the lot		
Current Rent per Annum:	\$ 30,000	<input type="checkbox"/> inclusive of outgoings	<input checked="" type="checkbox"/> exclusive of outgoings
Current Commencement Date:	Holding over month to month		
Current Term:	Month to Month		
Remaining Options:	Option 1	Term	N/A years
	Option 2	Term	_____ years
	Option 3	Term	_____ years
Tenant Car Park:	No.:	Rate	\$ _____ <input type="checkbox"/> Per annum <input type="checkbox"/> Per month

LEASE 2

Name of Tenant:	Not applicable		
Use:	_____		
Location/Tenancy No:	_____		
Area of Tenancy (m ² approx.):	_____		
Current Rent per Annum:	\$ _____	<input type="checkbox"/> inclusive of outgoings	<input type="checkbox"/> exclusive of outgoings
Current Commencement Date:	_____		
Current Term:	_____		
Remaining Options:	Option 1	Term	_____ years
	Option 2	Term	_____ years
	Option 3	Term	_____ years
Tenant Car Park:	No.:	Rate	\$ _____ <input type="checkbox"/> Per annum <input type="checkbox"/> Per month

SERVICE AGREEMENT SCHEDULE*

*Attach further Schedule if insufficient space.

CONTRACT 1

Contractor:	N/a		
Service Performed:	_____		
Cost:	\$ _____	<input type="checkbox"/> Per annum	<input type="checkbox"/> Per quarter <input type="checkbox"/> Per month

CONTRACT 2

Contractor:	N/a		
Service Performed:	_____		
Cost:	\$ _____	<input type="checkbox"/> Per annum	<input type="checkbox"/> Per quarter <input type="checkbox"/> Per month

CONTRACT 3

Contractor:	N/a		
Service Performed:	_____		
Cost:	\$ _____	<input type="checkbox"/> Per annum	<input type="checkbox"/> Per quarter <input type="checkbox"/> Per month

INITIALS (Note: Initials not required if signed with Electronic Signature)

SELLER'S DISCLOSURE

WARNING: *The Seller is taken to have knowledge of significant Body Corporate matters that may affect the Buyer, where the Seller ought reasonably to be aware of those matters.*

[Section 223(4) *Body Corporate and Community Management Act 1997*]

The Seller gives notice to the Buyer of the following matters:

(a) LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS

Nil

[Sections 223(2)(a) and 223(2)(b) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

b) ACTUAL CONTINGENT OR EXPECTED LIABILITIES OF BODY CORPORATE

Nil

[Sections 223(2)(c) and 223(2)(d) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

(c) CIRCUMSTANCES IN RELATION TO AFFAIRS OF THE BODY CORPORATE

[Sections 223(3) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

(d) EXCEPTIONS TO STATEMENTS IN CLAUSE 7.4(2)

Annex details of disclosure made by the Seller (if any).

(e) PROPOSED BODY CORPORATE RESOLUTIONS (CLAUSE 8.4)

Annex details of disclosure made by the Seller (if any).

SPECIAL CONDITIONS

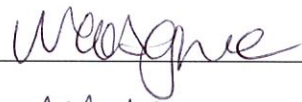
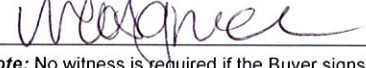
SETTLEMENT

Settlement Date:	120 DAYS FROM DATE OF CONTRACT	■ or the next Business Day if that is not a Business Day in the Place for Settlement.
Place for Settlement:	BRISBANE	■ If Brisbane is inserted, this is a reference to Brisbane CBD.

SIGNATURES

BUYER:  _____
BUYER:  _____

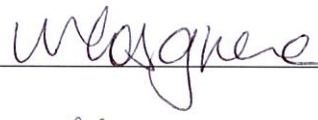
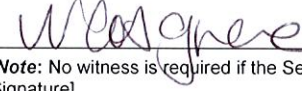
By placing my signature above I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

WITNESS:  _____
WITNESS:  _____

[Note: No witness is required if the Buyer signs using an Electronic Signature]

SELLER:  _____
SELLER:  _____

By placing my signature above I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

WITNESS:  _____
WITNESS:  _____

[Note: No witness is required if the Seller signs using an Electronic Signature]

DEPOSIT HOLDER: _____

■ Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract.

TERMS OF CONTRACT

FOR COMMERCIAL LOTS IN A COMMUNITY TITLES SCHEME

1. DEFINITIONS

1.1 In this contract:

- (1) terms in **bold** in the Reference Schedule and the Disclosure Statement have the meanings shown opposite them unless the context requires otherwise; and
- (a) **"ATO"** means the Australian Taxation Office;
- (b) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (c) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer, adjusted under clause 2.5;
- (d) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth).
- (e) **"Body Corporate"** means the body corporate of the Scheme;
- (f) **"Body Corporate Debt"** has the meaning in the Regulation Module but excludes the Body Corporate Levies for the period which includes the Settlement Date;
- (g) **"Body Corporate Levies"** means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
- (h) **"Bond"** includes any security for payment of rent or other monies or performance of any obligation pursuant to any Lease;
- (i) **"Building"** means any building that forms part of the Lot or in which the Lot is situated;
- (j) **"Business Day"** means a day other than:
- (i) a Saturday or Sunday;
- (ii) a public holiday in the Place for Settlement; and
- (iii) a day in the period 27 to 31 December (inclusive);
- (k) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
- (l) **"Commercial Tenancies"** means the tenancies referred to in the Commercial Tenancies Schedule and any additional tenancies granted by the Seller with the Buyer's consent under clause 10.6(1)(a);
- (m) **"Commercial Tenancy Documents"** means all agreements, deeds of covenant and other documents relating to the Commercial Tenancies;
- (n) **"Contract Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule;
- (o) **"Contractor"** means any party performing services under a Service Agreement;
- (p) **"Court"** includes any tribunal established under statute;
- (q) **"Disclosure Statement"** means the statement under section 206 (existing lot) or section 213 (proposed lot) of the *Body Corporate and Community Management Act 1997*;
- (r) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (s) **"Encumbrances"** includes:
- (i) unregistered encumbrances
- (ii) statutory encumbrances; and
- (iii) Security Interests.
- (t) **"Essential Term"** includes, in the case of breach by:
- (i) the Buyer: clauses 2.1, 2.4(1), 2.4(5), 5.1 and 6.1; and
- (ii) the Seller: clauses 2.4(5), 5.1, 5.3(1)(a) – (d), 5.3(1)(e)(ii) & (iii), 5.7 and 6.1;
- but nothing in this definition precludes a Court from finding other terms to be essential;
- (u) **"Exclusive Use Areas"** means parts of the common property for the Scheme allocated to the Lot under an exclusive use by-law;
- (v) **"Financial Institution"** means a Bank, building society or credit union;
- (w) **"GST"** means the goods and services tax under the *GST Act*;
- (x) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act* and includes other GST related legislation;
- (y) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
- (z) **"Improvements"** means fixed structures in the Lot (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (aa) **"ITAA"** means the *Income Tax Assessment Act 1936* ("**1936 Act**") and the *Income Tax Assessment Act 1997* ("**1997 Act**"), or if a specific provision is referred to, the Act which contains the provision; however if a specific provision of the 1936 Act is referred to which has been replaced by a provision of the 1997 Act, the reference must be taken to be the replacement provision;
- (bb) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
- (cc) **"Land"** means the scheme land for the Scheme;
- (dd) **"Outgoings"** means:
- (i) rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies);
- (ii) land tax; and
- (iii) Body Corporate Levies;
- (ee) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
- (ff) **"Property"** means:
- (i) the Lot;
- (ii) the right to any Exclusive Use Areas;
- (iii) the Improvements;

- (iv) the Included Chattels;
- (gg) "Regulation Module" means the regulation module for the Scheme;
- (hh) "Rent" means any periodic amount, including outgoings, payable under the Tenancies;
- (ii) "Reserved Items" means the Excluded Fixtures and all chattels in the Lot and Exclusive Use Areas other than the Included Chattels;
- (jj) "Scheme" means the community titles scheme containing the Lot;
- (kk) "Security Interests" means all security interests registered on the PPSR over Included Chattels and Improvements;
- (ll) "Service Agreement" means any agreement between the Seller and another party in connection with services performed for the benefit of the Property and set out in the Service Agreement Schedule;
- (mm) "Service Agreement Documents" means the Service Agreements and all other documents relating to the Service Agreements;
- (nn) "Site Value" means
 - (i) In the case of non-rural land, site value under the *Land Valuation Act 2010* or
 - (ii) In the case of rural land, the unimproved value of the land under the *Land Valuation Act 2010*.
- (oo) "Special Contribution" means an amount levied by the Body Corporate under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate;
- (pp) "Tenant" means a tenant under the Commercial Tenancies;
- (qq) "Transfer Documents" means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (rr) "Transport Infrastructure" has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (ss) "Withholding Law" means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

1.2 Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this contract unless the context indicates otherwise.

2. PURCHASE PRICE

2.1 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.2 Investment of Deposit

- (1) If:
 - (a) the Deposit Holder is instructed by either the Seller or the Buyer; and

- (b) is lawful to do so;
- the Deposit Holder must:
- (c) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (d) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).
- (2) If there is income from the investment of the Deposit in respect of any financial year to which no beneficiary is presently entitled for the purpose of Division 6 of Part 111 of ITAA as at 30 June of that financial year:
 - (a) the parties must pay to the Deposit Holder the tax assessed to it in respect of that income (other than tax in the nature of a penalty for late lodgement ("Penalty") which the Deposit Holder must bear itself) and all expenses of the Deposit Holder in connection with the preparation and lodgement of the tax return, payment of the tax, and furnishing to the parties the information and copy documents they reasonably require;
 - (b) if the tax (other than Penalty) and the Deposit Holder's expenses are not paid to the Deposit Holder on demand, it may deduct them from the Deposit and income;
 - (c) if tax is not assessed on the income when the Deposit and income are due to be paid to the party entitled, the Deposit Holder may deduct and retain its estimate of the assessment; and
 - (d) as between the parties, the tax must be paid by the party receiving the income on which the tax is assessed and the Deposit Holder's expenses.

2.3 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.4 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by Bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, reference to a "Bank cheque" in clause 2.4:
 - (a) includes a cheque drawn by a building society or credit union on itself;
 - (b) does not include a cheque drawn by a building society or credit union on a Bank;

and the Seller is not obliged to accept a cheque referred to in clause 2.4(2)(b) on the Settlement Date.
- (3) If both of the following apply:
 - (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or
 - (ii) a variation notice under s14-235 of the Withholding Law which remains current at the

Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.4(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.4(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Lot and Improvements; and
 - (b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Lot and Improvements prepared by a registered valuer,
- in which case the market value of the Lot and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount;
 - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.5 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.5(3), 2.5(4), 2.5(5), 2.5(6), 2.5(7), 2.5(15), and 2.5(18), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority or the Body Corporate advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the interest schedule lot entitlement of the Lot to the aggregate interest schedule lot entitlement of the Scheme; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) Land tax must be adjusted:
 - (a) on the assessment that the Office of State Revenue would issue for the land tax year current at the Settlement Date if the Seller was one natural person resident in Queensland and the Lot was the Seller's only land; or
 - (b) based on the assumptions in clause 2.5(4)(a), if there is no separate Site Value for the Lot, on a notional Site Value equal to:

Site Value of the Land	x	Interest schedule lot entitlement of Lot
		Aggregate interest schedule lot entitlement
- (5) If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Lot on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue. If an amount is deducted under this clause, then land tax will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).
- (6) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (7) If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority or the Body Corporate, as appropriate. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).

- (8) Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (9) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (10) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (11) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.5(8), 2.5(9), 2.5(10) and 2.5(11).
- (12) Payments under clause 2.5(11) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (13) The Seller is liable for:
 - (a) any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
 - (b) any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.

The Buyer is liable for any Special Contribution levied after the Contract Date.

- (14) If an amount payable by the Seller under clause 2.5(13) is unpaid at the Settlement Date, the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
- (15) For the purposes of clause 2.5(13), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.
- (16) The cost of Bank cheques payable at settlement:
 - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller.
- (17) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (18) Upon written request by the Buyer, the Seller will, prior to Settlement, give the Buyer a written statement, supported by reasonable evidence, of –
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.5.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
 - (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - (2) the finance condition has been either satisfied or waived by the Buyer.

- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS

- 4.1 This contract is conditional on the Buyer obtaining a written building report and a written pest report (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
 - (1) a satisfactory report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (2) clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.

5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur between 9am and 4pm AEST on the Settlement Date.
- (2) If the parties do not agree on where settlement is to occur, it must take place in the Place for Settlement at the office of a solicitor or Financial Institution nominated by the Seller, or, if the Seller does not make a nomination, at the land registry office in or nearest to the Place for Settlement.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer's Solicitor and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) any instrument of title for the Lot required to register the transfer to the Buyer; and
 - (b) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (c) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (d) if requested by the Buyer not less than 2 clear Business Days before the Settlement Date, the Keys; and
 - (e) if there are Commercial Tenancies or Service Agreements:
 - (i) the Seller's copy of any Commercial Tenancy Documents or Service Agreement Documents;

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- (ii) a notice to each Tenant and Contractor advising of the sale and assignment of rights under this contract in the form required by law (if applicable); and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond.
- (2) If the Keys are not delivered at Settlement under clause 5.3 (1)(d), the Seller must deliver the Keys to the Buyer. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer, the benefit of all:

- (1) covenants by the Tenant under the Commercial Tenancies;
- (2) guarantees and Bonds supporting the Commercial Tenancies;
- (3) the Seller's rights under the Service Agreements;
- (4) manufacturer's warranties for the Included Chattels; and
- (5) builders' warranties on the improvements,

to the extent that they are assignable and the Buyer accepts the assignment. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Bonds

On settlement, the Seller will:

- (1) allow as a deduction from the Balance Purchase Price any Bond received by the Seller from any Tenant and held by the Seller;
- (2) transfer control to the Buyer over any trust account or fund held on trust for Tenants as Bond; and
- (3) assign to the Buyer, Bank guarantees held in respect of any Tenant as a Bond. If any Bank guarantee is not assignable, the Seller will enforce the guarantee at the written direction and expense of the Buyer for the Buyer's benefit.

5.6 Indemnity

The Buyer indemnifies the Seller in respect of claims by Tenants for the return of Bonds held or controlled by the Seller before settlement which are dealt with under clause 5.5. of this contract.

5.7 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Lot and Exclusive Use Areas except for the Tenancies. Title to the Included Chattels passes at settlement.

5.8 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.8(2) or 5.8(3).

6. TIME

6.1 Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Suspension of Time

- (1) This clause 6.2 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a

Delay Event but does not apply where the inability is attributable to:

- (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.2(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
- (a) that the Suspension Period has ended;
 - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date; and
 - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.2:
- (a) "Affected Party" means a party referred to in clause 6.2(1);
 - (b) "Delay Event" means:
 - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency;
 - (c) "Government Agency" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
 - (d) "Settlement Obligations" means, in the case of the Buyer, its obligations under clauses 2.4(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.7;
 - (e) "Suspension Period" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Lot is sold subject to the *Body Corporate and Community Management Act 1997* and the by-laws of the Body Corporate.

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances, Tenancies, statutory easements implied

by part 6A of the *Land Title Act 1994* and interests registered on the common property for the Scheme.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract, at settlement:
 - (a) it will be the registered owner of an estate in fee simple in the Lot and will own the Improvements and Included Chattels;
 - (b) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (c) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.
- (2) The Seller warrants that, except as disclosed in this contract, at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property.
- (3) The Seller warrants that, except as disclosed in this contract, at the Contract Date:
 - (a) there is no unregistered lease, easement or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate assets;
 - (b) there is no proposal to record a new community management statement for the Scheme and it has not received a notice of a meeting of the Body Corporate to be held after the Contract Date or notice of any proposed resolution or a decision of the Body Corporate to consent to the recording of a new community management statement for the Scheme;
 - (c) all Body Corporate consents to improvements made to common property and which benefit the Lot, or the registered owner of the Lot, are in force; and
 - (d) the Additional Body Corporate Information is correct (if completed).
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) If:
 - (a) the Seller breaches a warranty in clause 7.4(3); or
 - (b) the Additional Body Corporate Information is not completed;and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given within 14 days after the Contract Date but may not claim damages or compensation.
- (6) Clauses 7.4(4) and 7.4(5) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.
- (7) (a) The Seller warrants that, except as disclosed in this contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
 - (i) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - (ii) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.

- (b) If the Seller breaches a warranty in clause 7.4(7), the Buyer may:
 - (i) terminate this contract by notice in writing to the Seller given no later than 2 Business Days before the Settlement Date; or
 - (ii) complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (8) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.
- (2) If there is:
 - (a) an error in the boundaries or area of the Lot;
 - (b) an encroachment by structures onto or from the Lot; or
 - (c) a mistake or omission in describing the Lot or the Seller's title to it;which is:
 - (d) immaterial; or
 - (e) material, but the Buyer elects to complete this contract;the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- (3) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- (4) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("**Work or Expenditure**") must be fully complied with:
 - (a) if issued before the Contract Date, by the Seller before the Settlement Date;
 - (b) if issued on or after the Contract Date, by the Buyer.
- (2) If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.
- (3) Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- (4) The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under section 246AG of the *Building Act 1975* that affects the Property. The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 247 or 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* that affects the Property or Land.
- (5) Clause 7.6(1) does not apply to orders disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;

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- (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
- (c) access or any service to the Land passes unlawfully through other land;
- (d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
- (e) there is an outstanding condition of a development approval attaching to the Lot under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(c);
- (f) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
- (g) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*; or
- (h) there is a charge against the Lot under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given on or before settlement.

- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to:
 - (a) inspect records held by any authority, including Security Interests on the PPSR, relating to the Property or the Lot; and
 - (b) apply for a certificate of currency of the Body Corporate's insurance from any insurer.

7.8 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of construction of any dividing fence between the Lot and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement; and
- (4) once to value the Property before settlement.

8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Commercial Tenancies that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer to perform.

8.4 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this contract by notice in writing to the Seller given before settlement if it is materially prejudiced by:
 - (a) any resolution of the Body Corporate passed after the Contract Date, other than a resolution, details of which are disclosed to the Buyer in this contract; or
 - (b) where the Scheme is a subsidiary scheme, any resolution of a body corporate of a higher scheme.
- (3) In clause 8.4(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.
- (4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

8.5 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR.

8.6 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

8.7 Seller's Obligations After Contract Date

- (1) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (2) After the Contract Date, the Seller must not without the prior written consent of the Buyer, give any notice, seek or consent to any order or make an agreement that affects the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

Without limiting any other right or remedy of the parties including those under this contract, or any right at law or in equity, if the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on a resale; and
 - (b) its expenses connected with any repossession, any failed attempt to resell, and the resale;

provided the resale settles within 2 years of termination of this contract.
- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. COMMERCIAL TENANCIES

10.1 Seller's Statement

- (1) Within a reasonable time after written request by the Buyer, the Seller must give the Buyer:
 - (a) a statement of Outgoings which cannot be discovered by search; and
 - (b) a notice under section 262A(4AH) of ITAA (if applicable to the Property).
- (2) The Seller must update the statement if the Seller becomes aware that it has become inaccurate in a material respect.
- (3) The Seller warrants that the statement and notice will be accurate at the Settlement Date.

10.2 Commercial Tenancies and Service Agreements

The Seller states that details of all Commercial Tenancies and Service Agreements affecting the Property are disclosed in the Commercial Tenancy Schedule and Service Agreement Schedule respectively.

10.3 Commercial Tenancy Warranties

The Seller warrants that, except as disclosed in this contract, the following are correct at the Contract Date:

- (1) details of the Commercial Tenancies set out in the Commercial Tenancy Schedule;
- (2) each of the Commercial Tenancies is valid and subsisting;
- (3) no Tenant is in arrears with the payment of any Rent or other money payable under any Commercial Tenancy;
- (4) there is no subsisting breach of a provision of any Tenancy Document;
- (5) there is no notice or correspondence between the Seller and any Tenant relating to Rent review or the exercise of an option for renewal;
- (6) for each Commercial Tenancy, the relevant Commercial Tenancy Documents constitute the entire agreement between the Seller and each Tenant and there is no written, oral or other agreement between the Seller and any Tenant varying the terms of a Commercial Tenancy or granting any additional option for renewal of the term of any Commercial Tenancy;
- (7) no Tenant received any incentive or inducement to enter into its initial or current Commercial Tenancy;
- (8) there is no pending litigation or arbitration between the Seller and any Tenant arising out of any of the Commercial Tenancies; and
- (9) if any Commercial Tenancy is a retail shop lease within the meaning of the *Retail Shop Leases Act 1994*:
 - (a) as far as the Seller is aware the Seller has complied with the *Retail Shop Leases Act 1994* in relation to the Commercial Tenancy;
 - (b) there is no existing or renewed retail tenancy dispute in relation to a Commercial Tenancy;
 - (c) there are no mediation agreements, proceedings or orders in existence under the *Retail Shop Leases Act 1994* in respect of a Commercial Tenancy;
 - (d) no Tenant has notified the Seller requesting a right to renew any Commercial Tenancy for a further period; and
 - (e) no Tenant has made a claim against the Seller for compensation for loss or damage suffered by the Tenant under sections 43, 46G or 46K of the *Retail Shop Leases Act 1994* and there are no circumstances existing to the Seller's knowledge which might give rise to a claim for compensation.

10.4 Inaccuracies

The Buyer may terminate this contract by notice in writing to the Seller if a warranty contained in clause 10.3 is inaccurate and the Buyer is materially prejudiced by that inaccuracy.

10.5 Commercial Tenancy Documents

- (1) The Seller must produce to the Buyer's Solicitor within 7 days after the Contract Date copies of all Commercial Tenancy Documents and Service Agreements.
- (2) If the Seller does not deliver the Commercial Tenancy Documents when required under clause 10.5(1), the Buyer may terminate this contract by notice to the Seller given no later than 14 days after the Contract Date.
- (3) If the Buyer is not satisfied with the terms of the Commercial Tenancies, it may terminate this contract by notice to the Seller given no later than 7 days after the Buyer's receipt of the Commercial Tenancy Documents.
- (4) If no notice is given under this clause 10.5, the Buyer will be treated as having accepted the Commercial Tenancies and all matters referred to in the Commercial Tenancy Documents.

10.6 Dealings with Commercial Tenancies

- (1) Unless it would breach a provision of, or waive or prejudice the Seller's rights under, a Commercial Tenancy, the Seller must not, after the Contract Date:
 - (a) deal with the Property or any of the Commercial Tenancies without the Buyer's consent (which must not be unreasonably withheld);
 - (b) accept a surrender of any Commercial Tenancy;
 - (c) consent to a transfer of any Commercial Tenancy;
 - (d) terminate any Commercial Tenancy;
 - (e) consent to any request by a Tenant;
 - (f) grant or agree to grant a new Commercial Tenancy of any part of the Property or an extension of a Commercial Tenancy other than where a Tenant validly exercises an option in a Commercial Tenancy; or
 - (g) initiate or negotiate a Rent review or respond to any Rent review notice from a Tenant.
- (2) If any Tenant seeks the Seller's consent under a Commercial Tenancy before settlement:
 - (a) the Seller must inform the Buyer and give the Buyer a copy of any written material received from the Tenant;
 - (b) the Buyer must co-operate with the Seller in dealing with the application;
 - (c) the Buyer must inform the Seller whether it agrees to the Seller giving consent and any conditions which should be imposed by the Seller;
 - (d) the Buyer must not withhold or delay its agreement to the Seller giving consent except on reasonable grounds which must be indicated in writing to the Seller; and
 - (e) the Seller must not give its consent to any Tenant without having first obtained the Buyer's agreement to do so in accordance with this clause.
- (3) If any Tenant defaults in the payment of Rent, the Seller must promptly inform the Buyer in writing. The Buyer may require the Seller to do either or both of the following actions at the Seller's expense:
 - (a) serve on the Tenant a notice of breach of covenant if required by law;
 - (b) terminate the Commercial Tenancy by physical re-entry (subject to the provisions of the Commercial Tenancy).
- (4) The Seller must give the Buyer copies of any documents relating to the Commercial Tenancies that come within the control or possession of the Seller between the Contract Date and settlement.

10.7 Service Agreements

- (1) The Seller:
 - (a) may terminate any Service Agreement which is not capable of assignment (subject to the provisions of the relevant Service Agreement); and
 - (b) indemnifies the Buyer against claims under the Service Agreements prior to the Settlement Date.
- (2) The Buyer:
 - (a) assumes the obligations of the Seller under those Service Agreements which are assigned until their termination; and
 - (b) indemnifies the Seller against claims under Service Agreements after the Settlement Date.
- (3) If:
 - (a) the Seller cannot terminate a Service Agreement; or
 - (b) the Seller's rights under a Service Agreement cannot be assigned or are not effectively assigned to the Buyer;

the Seller must enforce that Service Agreement at the direction of the Buyer for the Buyer's benefit.

11. GOODS AND SERVICES TAX

11.1 Definitions

Words and phrases defined in the GST Act have the same meaning in this contract unless the context indicates otherwise.

11.2 GST Table

The GST Table and the notes in it are part of this clause 11.

11.3 Taxable Supply

This clause 11 applies where the transaction is:

- (1) a Taxable Supply; or
- (2) not a Taxable Supply because it is the Supply of a Going Concern.

11.4 Purchase Price Includes GST

If this clause 11.4 applies, the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.

11.5 Purchase Price Does Not Include GST

If this clause 11.5 applies, the Purchase Price does not include the Seller's liability for GST on the Supply of the Property. The Buyer must on the Settlement Date pay to the Seller in addition to the Purchase Price an amount equivalent to the amount payable by the Seller as GST on the Supply of the Property.

11.6 Margin Scheme

Warning The Seller is warranting that the Margin Scheme can apply. If in doubt about using the Margin Scheme you should seek professional advice.

If this clause 11.6 applies:

- (1) the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.
- (2) the Seller:
 - (a) must apply the Margin Scheme to the Supply of the Property; and
 - (b) warrants that the Margin Scheme is able to be applied;
- (3) if the Seller breaches clause 11.6(2)(a) or its warranty under clause 11.6(2)(b) then:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;

- (b) if the Buyer does not terminate this contract under clause 11.6(3)(a) or does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable for the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
- (c) the Buyer is entitled to compensation from the Seller if there is a breach of clause 11.6(2).

11.7 If the Supply is a Going Concern

Warning The parties are providing certain warranties under this clause. If there is doubt about whether there is a Supply of a Going Concern you should seek professional advice.

If this clause 11.7 applies:

- (1) the Purchase Price does not include any amount for GST;
- (2) the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;
- (3) the Seller warrants that:
 - (a) between the Contract Date and the Settlement Date the Seller will carry on the Enterprise; and
 - (b) the Property (together with any other things that must be provided by the Seller to the Buyer at the Settlement Date under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;
- (4) the Buyer warrants that at the Settlement Date it is Registered or Required to be Registered under the *GST Act*;
- (5) If either of the warranties in clause 11.7(3) is breached:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - (b) if the Buyer does not terminate this contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;
 - (c) if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - (d) the Buyer is entitled to compensation from the Seller if there is a breach of the warranty;
- (6) if the warranty in clause 11.7(4) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand;
- (7) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of a Going Concern, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand.

11.8 Adjustments

Where this contract requires an adjustment or apportionment of Outgoings or Rent and profits of the Property, that adjustment or apportionment must be made on the amount of the Outgoing, Rent or profit exclusive of GST.

11.9 Tax Invoice

Where GST is payable on the Supply of the Property, the Seller must give to the Buyer a Tax Invoice at the Settlement Date.

11.10 No Merger

To avoid doubt, the clauses in this clause 11 do not merge on settlement.

11.11 Remedies

The remedies provided in clauses 11.6(3), 11.7(5) and 11.7(6) are in addition to any other remedies available to the aggrieved party.

12. GENERAL

12.1 Agent

The Agent is appointed as the Seller's agent to introduce a buyer.

12.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975*.

12.3 Duty

The Buyer must pay all duty on this contract.

12.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 12.4(5), a notice given after this contract is entered into in accordance with clause 12.4(3) will be treated as given:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 12.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 12.4(3)(c) and clause 13.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

12.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.

12.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

12.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

12.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

12.9 Interpretation

(1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a body corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

12.10 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

13. Electronic Settlement

13.1 Application of Clause

- (1) Clause 13 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 13.1(1).
- (3) Clause 13 (except clause 13.5(3)) ceases to apply if either party gives notice under clause 13.5 that settlement will not be an Electronic Settlement.

13.2 Completion of Electronic Workspace

- (1) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and

- (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days prior to Settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 13.2(4)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

13.3 Electronic Settlement

- (1) Clauses 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.4(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.4(3)(c),(e) and (f); and
 - (b) clause 2.4(5)(d) and (e),(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), and (e) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(d)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or

the other party's Financial Institution has not done something in the Electronic Workspace.

- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

13.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Office of State Revenue, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

13.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 13.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or
 - (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 13.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

13.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

13.7 Definitions for clause 13

In clause 13:

"Digitally Sign" and "Digital Signature" have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry or a Financial Institution involved in the transaction.

14. ELECTRONIC CONTRACT AND DISCLOSURE

14.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

14.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

5 March 2021

Darren Lee Ryan & Bruce Gregory Hume
7/20 Fortune Street
GEEBUNG Q 4034

RE: Sale Appraisal - 7/20 Fortune Street, Geebung

Dear Darren & Bruce,

Thank you for the opportunity of providing our opinion as to a realistic sale appraisal for the property at the above-mentioned address.

Real Property Description: L7 BUP104590
Area: 201sqm (approx.) (including Mezzanine)
Zoning: Industry

As per the information available the facility is 201sqm (approx.) internally. Based on recent, immediate area transactions and our extensive knowledge of the local market we believe that the achievable sale price would be in the range of \$2,550/sqm - \$2,650/sqm + GST equating in a sale price in the range of **\$512,000- \$532,650 + GST**.

Address	Date	Sale price	Sqm	\$/sqm	Comments
1/10 Prosperity Place, Geebung	09/2020	\$390,000	160 sqm	\$2,437/sqm	Smaller size property in similar location.
4/344 Bilsen Road, Geebung	09/2020	\$390,000	136 sqm	\$2,867/sqm	Smaller size property, similar location with newer construction
12/129 Robinson Road, Geebung	03/2021	\$460,000	195 sqm	\$2,358/sqm	Similar size property building with less quality construction.

The above comments are based on our considerable experience as commercial real estate agents and is an opinion only that is not to be used for any other purpose other than the private advice of the Addressee. We accept no responsibility whatsoever for any errors or omissions contained herein.

Should you wish us to prepare a marketing submission for the sale of this property please do not hesitate to ask.

Kind Regards,
Raine & Horne Commercial Brisbane North



Trent Bruce
Managing Director
Licence 3047254
0423 591 528
tbruce@rhcommercial.com

Raine & Horne Commercial Brisbane North

337 Gympie Road, Kedron Q 4031 | PO Box 166, Kedron Q 4031 T: 07 3352 8900 F: 07 3352 8999 E: info@rhcommercial.com W: www.rhcommercial.com
THIS BUSINESS IS INDEPENDENTLY OWNED AND OPERATED BY THE PROPRIETOR TONEONE PTY LTD ABN 46 088 014 199 & TONETWO PTY LTD ABN 99 125 932 578

5th November 2018 Will obtain new valuation next year

CPRM Property Group (QLD) Pty Ltd

ABN 99 616 531 705

Level 1, North Lakes Central

Suite 213/53 Endeavour Boulevard

PO Box 667

North Lakes QLD 4509

T 07 3482 0100

F 07 3491 9633

E reception@cprmqld.com.au

W cprmqld.com.au

Ryan and Hume Super Fund
110 Endeavour Blvd
North Lakes, Qld 4509

Dear Bruce,

RE: MARKET APPRAISAL
PROPERTY: 110/53 Endeavour Boulevard North Lakes QLD 4509

Thank you for your enquiry as to the current market estimate for the property situated at 110/53 Endeavour Boulevard, North Lakes QLD 4509.

Property Description: Lot 110 on SP 258327
Building Area: 80m² (Ground Floor Retail Tenancy)

The current net rental income of the property is currently **\$52,000** per annum plus GST, which equates to a net rental rate of \$650m² plus GST plus outgoings.

It is our opinion that the property has a current market estimate between **\$650,000** (excluding GST) to **\$700,000** (excluding GST) **\$675,000** 

The estimated sale price is derived from a selling net yield between 7.5% to 8.0%
In this market appraisal, we have taken into account figures supplied to us by the owner regarding rental income.

In accordance with our normal policy in these matters, we recommend that you verify the above estimate prior to making any financial decisions.

Yours Faithfully,
CPRM Property Group



Robert Rey
Principal / Managing Director
Mobile: 0418 774 343
Email: robert.rey@cprmqld.com.au

DISCLAIMER: Subject to the provisions of the Trade Practices Act 1974 and subject to any other non-excludable statutory provisions, CPRM Property Group (Qld) Pty Ltd for themselves and for the Vendors of this property for whom they act notice that: (I) all information given in relation to this property whether contained in this document or given orally, is given without responsibility; (II) intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary; (III) no person in the employment of CPRM Property Group (Qld) Pty Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Duty Imprint

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

Print one-sided only

Client No.: 3974765	Duties Act 2001
Transaction No.: 521-185-826	
Duty Paid \$16,625.00	<input type="checkbox"/> Exempt
UTI \$	
Date: 15/4/21	Signed:

1. Interest being transferred (if shares show as a fraction)
FEE SIMPLE

Lodger (Name, address, E-mail & phone number) Lodger Code

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

2. Lot on Plan Description	Title Reference
LOT 7 ON BUP 104590	50133922

3. Transferor
DARREN LEE RYAN & BRUCE GREGORY HUME

4. Consideration
\$520,000.00

5. Transferee	Given names	Surname/Company name and number	(include tenancy if more than one)
		RYAN & HUME BARE PTY LTD	AS TRUSTEE
		A.C.N. 167 285 627	

6. Transfer/Execution The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6(h) on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6(h) on the Form 24 is based on information supplied by the Transferee.

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

Transferor's Signature

Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

Transferor's Signature
Ryan + Hume Bare Pty Ltd
A.C.N. 167 285 627

Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

*Transferee's or Solicitor's Signature
Director

Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

*Transferee's or Solicitor's Signature
Director

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

*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

(This form must accompany **Titles Registry Form 1 – Transfer** when lodged in the Titles Registry)*Foreign Ownership of Land Register Act 1988, Duties Act 2001, Land Valuation Act 2010, Land Tax Act 2010, Local Government Act 2009, Water Act 2000, Electrical Safety Act 2002, Fire and Emergency Services Act 1990, South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, Taxation Administration Act 2001***PART A – Transferee to complete**

Title reference [50133922]

Page 1 of 2

Electronic version – for completion before printing one-sided only.

Where insufficient space in an item, use Form 20
(Enlarged Panel).**Mark appropriate [] with 'X'**Refer to guide for completion for further information and details
about the purpose of the collection of information.**Official use only****1. Transferee**(a) Given names & surname
or Company & ACN/ABN(b) Date of birth
(dd/mm/yyyy)(c) Residential or business address
after possession

RYAN & HUME BARE PTY LTD A.C.N. 167 285 627

Unit 7/20 Fortune Street Geebung Q 4034

(d) Contact details after possession

(i) Phone number - 0418 750 750

(ii) Postal address (include only one address even if multiple owners) - As above [X] OR complete address below

(iii) Email address – bruce.hume73@gmail.com

(e) Name of trust - **N/A** [] OR complete - Fortune Street LRBA Trust

(f) Is transferee a foreign person / corporation?

N/A []**NO** [X]**YES** []➤ Attach completed Form 25
(Foreign Ownership Information)**Note:** The definition of a foreign person or corporation is
defined in the *Foreign Ownership of Land Register Act 1988*.
Refer to guide for completion for more information.**(N/A if only for a
Water Allocation)**

(g) Does transferee ordinarily reside in Australia?

N/A []**NO** []**YES** [X]**(N/A if only for a
Water Allocation)****2. Transaction**

(a) Date of possession (dd/mm/yyyy) – / /

➤ The date of possession is the actual date the transferee has legal control
or ownership of the property. Usually, this is the date of settlement, or the
date as agreed to by both parties.

(b) Date of settlement (dd/mm/yyyy) – / /

➤ The date of settlement must be completed even where it is the same as
the date of possession.**This form is comprised of two Parts -**

- Part A – Transferee to complete
- Part B – Transferor to complete

**BOTH parts must be submitted
with the Form 1 Transfer.**

(This form must accompany **Titles Registry Form 1 – Transfer** when lodged in the Titles Registry)

PART B – Transferor to complete

Title reference [50133299] Page 2 of 2

Electronic version – for completion before printing one-sided only.
Where insufficient space in an item, use Form 20 (Enlarged Panel).

Mark appropriate [] with 'X'
Refer to guide for completion for further information and details about the purpose of the collection of information.

3. Transferor's residential or business address after settlement

Unit 7, 20 Fortune Street, Geebung QLD 4034

4. Details of sale price (Sale price must include GST if applicable)

(a) Property excluding water allocation		(b) Water allocation - N/A [X] OR complete below	
Cash	\$520,000.00	Cash	\$
Vendor terms	\$	Vendor terms	\$
Assumption of liabilities	\$	Assumption of liabilities	\$
	\$		\$
Other (specify above)		Other (specify above)	
Total \$520,000.00		Total \$	

5. Property details

(a) Land / Water allocation description		(b) Property address (leave blank for water allocations)			
Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Postcode
7	BUP104590	7/20	Fortune Street	Geebung	4034

(c) Property transferred includes:		(d) Current land use:		(e) Water allocation - N/A [X] OR complete below	
Plant & machinery	[]	Vacant land	[]	(i) Is water allocation unsupplemented?	
Livestock	[]	Dwelling	[]	NO [] YES [] > complete (ii) below	
Crops	[]	Multi-unit	[]	(ii) Reference number of the water allocation	
Existing right	[]	Flats	[]	dealing certificate - unsupplemented	
Movable chattels	[]	Guest house / Private hotel	[]		
Water licence	[]	Farming	[]		
Interim water allocation	[]	Industrial	[]		
Other:	[]	Commercial	[X]		
		Other:	[]		

(f) Safety switch		
(i) Is an electrical safety switch installed?		N/A [X] NO [] YES []
(ii) Has transferee been informed in writing about its existence?		N/A [X] NO [] YES []
(g) Smoke alarm		
(i) Is a compliant smoke alarm/s installed?		N/A [X] NO [] YES []
(ii) Has transferee been informed in writing about its existence?		N/A [X] NO [] YES []

6. Transaction information

(a) Is there an agreement in writing for the transfer of dutiable property?	NO [] YES [X] > If Yes, complete (b) below
(b) If Yes, provide the date of the written agreement (dd/mm/yyyy) -	/ / (leave blank if No above)
(c) Were any transferees related to or associated with any transferors at the date of the dutiable transaction?	NO [] YES [X] > If Yes, complete (d) below
(d) If Yes above, state the degree of relationship / association and supply evidence of value to Office of State Revenue -	Transferors are directors & shareholders of the Transferee trustee > See guide for completion
(e) Is the consideration less than the unencumbered value of the property included in this transaction?	NO [X] YES [] > See guide for completion
(f) Is this transaction part of an arrangement that includes other dutiable transactions?	NO [X] YES [] > See guide for completion
(g) Is GST payable on this transaction? See guide for completion	NO [X] YES [] > If Yes, complete (h) below
(h) If GST is payable, is the transaction under the margin scheme?	NO [] YES []
(i) Is any transferor a non-Australian entity?	NO [X] YES [] > See guide for completion

Julie Fuller

From: Mahoney Smith <msmith@rouselawyers.com.au>
Sent: 11 May 2021 4:54 PM
To: Julie Fuller
Cc: Victoria Foley
Subject: RE: Ryan & Hume / settlement figures
Attachments: 10969_ Transfer of Unit 7_20 Fortune Street, Geebung (Property).pdf

Hi Julie,

BOQ had available funds of \$512,879.28 for settlement.

Amount paid at settlement from BOQ funds was as follows:

Payable to	Amount
Bank of Queensland Limited (payout amount)	\$350.00
Darren and Lucy Ryan	\$256,264.64
Bruce Hume	\$256,264.64

Any balance amount I assume was taken as bank fees and registration fees. Registration fees should have been:

Transfer: \$1,435.00
Release of Mortgage: \$195.00
New Mortgage: \$195.00



Other amounts paid in the transaction:

Transfer Duty \$16,625.00
Rouse Fees (Total) \$8,237.49
Balance in Trust \$1,842.00 (to be refunded)

Does this assist?

Can you please advise where you would like me to return the trust funds. We can EFT or send a cheque.

I am out of the office tomorrow but available for a call on Thursday.

Kind regards

Mahoney Smith
Special Counsel
T +61 7 3648 9900
E msmith@rouselawyers.com.au

Rouse Lawyers, Brisbane
Level 2, 22 Wandoo Street, Fortitude Valley QLD 4006
Locked Bag 22, Fortitude Valley 4006
www.rouselawyers.com.au



Julie Fuller

From: Victoria Foley <vfoley@rouselawyers.com.au>
Sent: 28 April 2021 3:31 PM
To: Julie Fuller
Cc: Mahoney Smith
Subject: RE: Hume & Ryan sale to Ryan & Hume Pty Ltd ACN 165 692 151 as trustee [TGLAW-Legal.FID3392899]

Hi Julie,

I confirm that settlement has been effected today as at 3:15pm.

Kind regards

Victoria Foley
Paralegal
T +61 7 3648 9900
E vfoley@rouselawyers.com.au

Rouse Lawyers, Brisbane
Level 2, 22 Wandoo Street, Fortitude Valley QLD 4006
Locked Bag 22, Fortitude Valley 4006
www.rouselawyers.com.au



WARNING: Please DO NOT act on any communication from the writer that asks you to transfer or deposit money without first telephoning Rouse Lawyers to confirm the authenticity of the request for money and the account details provided.



Liability limited by a scheme approved under Professional Standards Legislation

From: Julie Fuller
Sent: Wednesday, 28 April 2021 1:11 PM
To: Victoria Foley
Subject: RE: Hume & Ryan sale to Ryan & Hume Pty Ltd ACN 165 692 151 as trustee [TGLAW-Legal.FID3392899]

Thanks for the update Victoria.

Julie Fuller
CLIENT MANAGER

Ryan & Hume Super Fund

Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022

Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Hume, Bruce	04/07/1973	47	422,272.94	27,500.00	0.00	0.00	0.00	27,500.00
Ryan, Darren	25/08/1969	51	422,243.16	27,500.00	0.00	0.00	0.00	27,500.00
All Members				55,000.00	0.00	0.00	0.00	55,000.00

*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
Hume, Bruce	Concessional	27,500.00	27,500.00	At Limit
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Ryan, Darren	Concessional	27,500.00	27,500.00	At Limit
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Hume, Bruce							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	27,590.50	21,054.62	19,050.61	30,949.39	25,000.00	27,500.00	
Unused Concessional Contribution	0.00	0.00	5,949.39	0.00	0.00	0.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	5,949.39	0.00	0.00	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	30,949.39	25,000.00	27,500.00	At Limit
Total Super Balance	0.00	223,371.38	314,027.34	349,082.20	379,752.17	422,272.94	

Ryan, Darren

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	27,590.50	19,817.00	17,064.00	32,936.00	25,000.00	27,500.00	
Unused Concessional Contribution	0.00	0.00	7,936.00	0.00	0.00	0.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	7,936.00	0.00	0.00	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	32,936.00	25,000.00	27,500.00	At Limit
Total Super Balance	0.00	225,013.84	314,970.88	348,223.74	379,913.90	422,243.16	

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Hume, Bruce	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Ryan, Darren	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Hume, Bruce

Date	Transaction Description	Ledger Data					SuperStream Data				
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
19/06/2022	TFR FROM 020220577	Employer	27,500.00								
Total - Hume, Bruce			27,500.00	0.00	0.00	0.00			0.00	0.00	0.00



Ryan, Darren

Date	Transaction Description	Ledger Data					SuperStream Data				
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
19/06/2022	TFR FROM 020220577	Employer	27,500.00								
Total - Ryan, Darren			27,500.00	0.00	0.00	0.00			0.00	0.00	0.00



Total for All Members

55,000.00	0.00	0.00	0.00
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Account Transactions [Accrual]

July 2021 To June 2022

ID No.	Src	Date	Memo/Payee	Debit	Credit	Job No.
6-2025			Super - associated persons Darren			
GJ000042	GJ	30/06/2022	To show RESC paid to director separatel	\$25,000.00		
GJ000059	GJ	30/06/2022	HA- Split director Super seperate	\$2,500.00		
				\$27,500.00	\$0.00	

This report includes Year-End Adjustments.

Account Transactions [Accrual]

July 2021 To June 2022

ID No.	Src	Date	Memo/Payee	Debit	Credit	Job No.
6-4800			Superannuat -associated person Bruce			
GJ000100	GJ	30/06/2022	To Show super to associates seperately	\$27,500.00		
				\$27,500.00	\$0.00	

This report includes Year-End Adjustments.



Deed of Amendment of Superannuation Trust Deed for a Self-Managed Fund

Ryan & Hume Pty Ltd
Trustee

rouselawyers.com.au

Level 2, 22 Wandoo Street
Fortitude Valley Qld 4006

Locked Bag 22
Fortitude Valley BC Qld 4006

T 07 3648 9900

F 07 3648 9911

E admin@rouselawyers.com.au

Deed of Amendment of Superannuation Trust Deed for a Self-Managed Fund

made on 25 March 2021.

Parties

Ryan & Hume Pty Ltd ACN 165 692 151 (Trustee)

Background

- A. The Principal established the Fund.
- B. The Trust Deed of the Fund has been amended by the Amending Deed(s).
- C. The Trustee may vary the Trust Deed.

Operative provisions

1. Definitions

In this Deed, the following terms shall have the following meanings unless the context otherwise requires:

- 1.1 **Amending Deeds** means the deeds contained in Schedule 2 to this Deed.
- 1.2 **Deed** means this document which is executed and delivered as a deed.
- 1.3 **Deed Date** means the date inserted at the top of this page or (if no date) then the date upon which the last of the parties to this Deed executed and delivered this Deed to the other parties.
- 1.4 **Effective Date** means the Deed Date.
- 1.5 **Fund** means the Ryan & Hume Super Fund.
- 1.6 **Principal** means Bruce Gregory Hume.
- 1.7 **Trust Deed** means the deed contained in Schedule 1 to this Deed.
- 1.8 **Trustee** means the trustee or trustees of the Fund from time to time and, where there is more than one Trustee, means each of them severally and all of them jointly.

2. Operative Terms

- 2.1 Subject to clauses 190 to 192 of the Trust Deed, clause 189 of the Trust Deed empowers the Trustee to vary the Trust Deed.
- 2.2 The variation of the Trust Deed, as contemplated by clause 2.3 of this Deed, is not limited by the operation of clauses 190 to 192 of the Trust Deed.
- 2.3 The Trustee varies clause 189 of the Trust Deed on and from the Effective Date by:
 - (a) removing the first sentence of clause 189 which reads "Subject to clauses 190 to 192, the trustee may vary this deed either prospectively or retrospectively.";
 - (b) replacing the first sentence of clause 189 by inserting the following sentence "Subject to clauses 190 to 192, the trustee may vary this deed prospectively.";


2.4 The Trustee warrants that the Amending Deeds constitute the entirety of amendments made to the Trust Deed and that the Deed is a copy of the original Deed.

3. Governing Jurisdiction

3.1 This document is governed by and is to be construed in accordance with the laws of Queensland.

Executed as a deed

Signed sealed and delivered by RYAN & HUME PTY LTD ACN 165 692 151 as Trustee in accordance with section 127(1) of the *Corporations Act 2001* (Cth):




Signature

Director – Bruce Gregory Hume

05/3/2021

Date

Signed sealed and delivered by RYAN & HUME PTY LTD ACN 165 692 151 as Trustee in accordance with section 127(1) of the *Corporations Act 2001* (Cth):



Signature

Director – Darren Lee Ryan

05/3/2021

Date

Schedule 1 Trust Deed

Schedule 2 Amending Deeds

Ryan & Hume Pty Ltd as trustee for the Ryan & Hume Super Fund ("Fund")

Circular Resolution of Trustee

As trustee of the Fund, the following resolutions are recorded:

Resolutions

It is noted that:

1. The trustee adopts the tabled Deed of Amendment of Superannuation Trust Deed for a Self-Managed Fund ("**Deed of Amendment**") made on 25 March 2021.
2. The trustee executes the Deed of Amendment.

Closure

There is no further business to be conducted.

Signed as a true and accurate record.



Bruce Gregory Hume -
Director

Date: 25/3/2021



Darren Lee Ryan -
Director

Date: 25/3/2021