

Client Name: **R & J Andrews Superfund**

Year / Period Ended: **30/06/2021**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A	✓		
B		✓	
C	✓		
D	✓		
E		✓	
F	✓		
G		✓	
H	✓		
I		✓	
J		✓	

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		
2	✓		

AFTER completing the job have you considered the following?

PBL

	Y/N	N/A	W/P Ref
3	✓		
4	✓		
5	✓		
6	✓		
7		✓	
8	✓		
9	✓		
10	✓		
11	✓		
12		✓	

Balance Sheet

13	✓		
14	✓		
15	✓		

ITR

16	✓		
17		✓	
18		✓	
19	✓		
20	✓		

Pre-Manager Review Check

	Y/N	N/A	Comments
21	✓		
22	✓		
23	✓		
24		✓	
25	✓		
26	✓		
27		✓	
28	✓		
29	✓		
30	✓		

Additional SMSF Matters

	Y/N	N/A	Comments
31	✓		
32		✓	
33		✓	
34	✓		
35	✓		
36	✓		
37	✓		
38	✓		
39		✓	
40		✓	
41		✓	
42	✓		
43		✓	
44		✓	
45		✓	
46		✓	
47		✓	
48	✓		
49		✓	
50		✓	
51	✓		
52		✓	
53	✓		

Pre - Audit Check

	Y/N	N/A	Comments
53	✓		
54		✓	
55	✓		
56		✓	
57		✓	
58	✓		
59		✓	
60	✓		

Prepared by: <u>MA</u>	Initials: _____	Date: _____
Reviewed by: _____	Initials: _____	Date: _____

Value Add Ideas:

- | | | | |
|---|-------------------------------|----|--|
| 1 | Taxation planning | 9 | Assistance in Refinancing |
| 2 | Benchmarking | 10 | Improved bookkeeping/tax compliance |
| 3 | Super co-contribution | 11 | Automation of account procedures |
| 4 | Salary sacrificing | 12 | Risk & general insurance needs |
| 5 | Government Grants/Rebates | 13 | Superannuation/retirement issues |
| 6 | Cash Flow/Budget preparation | 14 | Investment planning/review |
| 7 | Management Assistance/reviews | 15 | Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 | Asset Protection | 16 | Business Succession Issues |

R & J Andrews Superfund
Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
		Rollovers In		
-	261.99	Mr Robert Andrews	-	-
		Contributions - Employer		
-	7,615.52	I1 Mr Robert Andrews	-	2,003.24 ✓
-	4,590.79	Mrs Janene Andrews	-	-
		Contributions - Member - Personal		
		Non-Concessional		
-	-	I2 Mr Robert Andrews	-	1,500.40 ✓
		Increase in Market Value - Direct Property		
-	27,380.00	I3 Unit 56/101 Broadwater on the Peninsula	-	15,934.00 ✓
		Interest - Cash At Bank		
-	0.07	I4 NAB Classic Banking a/c 395467704	-	0.13 ✓
-	577.84	I5 Suncorp Business Saver a/c 507005652	-	131.10 ✓
		Non-Taxable Income - Direct Property		
-	1,813.12	I6 Unit 56/101 Broadwater on the Peninsula	-	1,822.19 ✓
		Rent - Direct Property		
-	18,142.60	I7 Unit 56/101 Broadwater on the Peninsula	-	17,231.02 ✓
EXPENSE				
		Rollovers Out		
50,000.00	-	Mr Robert Andrews	-	-
50,000.00	-	Mrs Janene Andrews	-	-
		Insurance Premiums - Mr Robert Andrews		
4,247.14	-	E1 Accumulation	1,389.79 ✓	-
3,482.99	-	E2 Accountancy Fee	3,323.93 ✓	-
320.00	-	Audit Insurance	-	-
		Bank Fees - Cash At Bank		
25.00	-	Suncorp Business Everyday a/c 507005709	-	-
		Bank Fees - Limited Recourse Borrowing Arrangement		
96.00	-	E3 NAB Loan a/c 395459974	96.00 ✓	-
		Depreciation - Capital Allowances - Direct Property		
1,412.00	-	E4 Unit 56/101 Broadwater on the Peninsula	934.00 ✓	-
53.00	-	E5 Filing Fees	109.00 ✓	-
		Property Expenses - Administration Expense - Direct Property		
38.50	-	E6 Unit 56/101 Broadwater on the Peninsula	92.40 ✓	-
		Property Expenses - Agents Management Fee - Direct Property		
1,804.02	-	E7 Unit 56/101 Broadwater on the Peninsula	1,924.69 ✓	-
		Property Expenses - Body Corporate - Direct Property		
3,967.08	-	E8 Unit 56/101 Broadwater on the Peninsula	4,019.18 ✓	-
		Property Expenses - Cleaning - Direct Property		
185.00	-	Unit 56/101 Broadwater on the Peninsula	-	-
		Property Expenses - Council Rates - Direct Property		

R & J Andrews Superfund

Detailed Trial Balance as at 30 June 2021

Prior Year			Current Year		
Debits	Credits	Description	Debits	Credits	
2,948.00	-	E9 Unit 56/101 Broadwater on the Peninsula	3,097.52		-
		Property Expenses - Insurance Premium - Direct Property			
349.00	-	E10 Unit 56/101 Broadwater on the Peninsula	399.00		-
		Property Expenses - Interest Paid - Direct Property			
14,093.06	-	E11 Unit 56/101 Broadwater on the Peninsula	13,066.06		-
		Property Expenses - Letting Fee - Direct Property			
381.70	-	E12 Unit 56/101 Broadwater on the Peninsula	190.85		-
		Property Expenses - Repairs Maintenance - Direct Property			
442.70	-	Unit 56/101 Broadwater on the Peninsula	-		-
		Property Expenses - Sundry Expenses - Direct Property			
101.20	-	E13 Unit 56/101 Broadwater on the Peninsula	320.08		-
		Property Expenses - Water Rates - Direct Property			
1,148.81	-	E14 Unit 56/101 Broadwater on the Peninsula	1,122.54		-
259.00	-	SMSF Supervisory Levy	259.00		-
		INCOME TAX			
-	8,436.07	Income Tax Expense	-		-
		PROFIT & LOSS CLEARING ACCOUNT			
-	66,536.20	Profit & Loss Clearing Account	8,278.04		-
		ASSETS			
		Direct Property			
440,000.00	-	A1 Unit 56/101 Broadwater on the Peninsula	455,000.00		-
		Cash At Bank			
628.96	-	A2 NAB Classic Banking a/c 395467704	1,819.25		-
4,886.48	-	A3 Suncorp Business Everyday a/c 507005709	10,626.05		-
39,055.49	-	A4 Suncorp Business Saver a/c 507005652	28,252.44		-
		Receivables - Investment Income Receivable - Rent			
846.48	-	A5 Unit 56/101 Broadwater on the Peninsula	-		-
		Current Tax Assets			
8,436.07	-	Provision for Income Tax	-		-
		Current Tax Assets - Withholding Credits - Cash At Bank			
262.00	-	A6 Suncorp Business Saver a/c 507005652	48.00		-
		LIABILITIES			
		Limited Recourse Borrowing Arrangement			
-	222,372.75	L2 NAB Loan a/c 395459974	-	215,724.97	✓

MEMBER ENTITLEMENTS

Mr Robert Andrews

R & J Andrews Superfund
Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
-	181,676.84	Accumulation	-	187,892.31
-	90,065.89	Mrs Janene Andrews Accumulation	-	92,128.46
<u>629,469.68</u>	<u>629,469.68</u>		<u>534,367.82</u>	<u>534,367.82</u>

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From: Janene Andrews
Sent: Tuesday, 13 December 2022 1:12 PM
To: Kim Jay <kjay@initiativegroup.com.au>
Cc: Robbie Andrews <robbieandrews66@gmail.com>
Subject: R & J Andrews Superannuation

Hi Kim, hope you are well.

I have finally figured out the payment of \$496.02 from the ATO which is a super payment to Rob from his employer, Blue Moon – see the email below from Blue Moon. We don't have any paperwork so I will ask Rob if he can obtain something from Blue Moon to provide to you.

We are still trying to source paperwork for the AIA refund payment.

Sorry this is taking so long!.

Kind Regards

Janene Andrews
Office Manager

Level 1, 17 Southern Drive
 Maroochydore QLD 4558
 P 07 5443 9988 • F 07 5443 7788
 E j.andrews@argonlaw.com.au

argonlaw.com.au



argon law

SUNSHINE COAST
ARTPRIZE 2022
 PROUDLY THE MAJOR PRIZE PARTNER



ABN 97 160 591 659

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Our office will be closing at 5.00 pm on Friday 23 December 2022 and re-opening at 8.30 am on Monday 9 January 2023. The staff at Argon Law wish you all the best for the festive season.

Security Warning

Please **DO NOT** act on any communication from us asking you to transfer or deposit money without first contacting us by telephone to confirm the authenticity of the request.

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From: Robbie Andrews <robbie@bluemoonproperty.com.au>
Sent: Monday, 10 January 2022 10:53 AM
To: Janene Andrews <j.andrews@argonlaw.com.au>
Subject: FW:

FYI

Regards
Robbie Andrews

Check out our new website! <https://www.bluemoonproperty.com.au>



From: Justin Voss <jv@bluemoonproperty.com.au>
Sent: Monday, 10 January 2022 10:50 AM
To: Janene Allison Andrews <jinnandrews68@yahoo.com>
Cc: Robbie Andrews <robbie@bluemoonproperty.com.au>; Indiana Voss <indy@bluemoonproperty.com.au>
Subject:

Hi Robbie & Janene,

See below for super payments.

Originally when Robbie started he gave me the sunsuper account for super payments. He then gave me your SMSF and I am sure I told Indy (the Federal Government and Treasury dept), but she denies ever receiving the memo from the head of state. So in short all of Robbies payments and amounts are listed below. The ATO clearing house that we use is very strict and if we didn't do it properly the money would have bounced back so it has gone through. Could you please check and let me know for sure though.

Super Payments:

JAN – MAR quarter 2021 \$496.02 ✓

APR – JUNE quarter 2021 \$1322.72

JUL – SEP quarter 2021 \$1368.61

OCT – DEC quarter 2021 \$2536.58

If you need me to do any more follow up let me know – That is if you need any evidence of the payments we can provide the exact dates and proof of payment etc –Remembering of course that we don't pay the account direct, we

R & J Andrews Superfund
Statement of Taxable Income
For the Period from 1 July 2020 to 30 June 2021

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	17,231.00
Total Gross Interest	C	131.00
Total Assessable Employer Contributions	R1	2,003.00
Total Assessable Contributions	R	2,003.00
Total Assessable Income		19,365.00
<u>Deductions</u>		
Section C		
Total Interest Expenses within Australia	A	13,066.00
Total Capital Works Deductions	D	6,230.00
Total Deduction for Decline in Value of Depreciating Assets	E	934.00
Total Death or Disability Premiums	F	1,389.00
Total Investment Expenses	I	11,262.00
Total Management and Administration Expenses	J	3,432.00
Total Other Deductions	L	259.00
Total Deductions		36,572.00
Taxable Income or Loss	(V - N) O	-17,207.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Total Gross Tax		0.00
Rebates and Offsets	C	0.00
SUBTOTAL		0.00
Total Credit: ABN/TFN Not Quoted (Non-Individual)	H3	48.00
Total Eligible Credits		48.00
Net Tax Payable		(48.00)
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		211.00

Add NRAS offset =(\$8,452.94)
Total refund =(\$8,241.94)



19th July 2021

HUDBEL Pty Ltd
Attention: Janene Allison & Robert James Andrews
8 Cheyenne Way
Maroochydore QLD 4558

Dear Janene & Robert,

Below is the Commonwealth Government NRAS Refundable Tax Offset (RTO) Certificate received by Affordable Management Corporation (AMC) for your NRAS property. Please include this on your 2020/21 tax return in order to claim the Federal Government Incentive amount. Please keep a copy of this certificate for your records.

Certificate ID: 4-G6ON6PW

NRAS Year	Dwelling ID	Dwelling Address	Federal Govt. Incentive Amount
N2020-2021	1-IEO-657	"Broadwater on the Peninsular" 56/101 Birtinya Boulevard, Birtinya QLD 4575	\$8,452.94 ✓

We have not received the State Government portion of the incentive at this point. Once received, the incentive will be paid to you, less AMC Fees, within 10 business days. Following the payment we will forward you a detailed statement/invoice confirming the payment and any fees.

Kind Regards,

Rob Beaumont
General Manager

10/11/2022^J

Hi Kim.

Attached are documents for R & J Andrews Super Fund. for 2020/21 & 2021/22.

Please let me know if I am missing anything.

During 2021/22 Rob worked in real estate & during that time 2 lots of his commission was incorrectly paid into our super account (Suncorp)

1. \$5,584.50
2. \$7,776.00.

His boss entered the incorrect account details. I then transferred those 2 amounts out of Suncorp a/c to our ANZ personal account.

Please let me know what information you need to back this up.

Thanks

Janene Andrews
0417 310 104.

R & J Andrews Superfund

Transactions: Mr Robert Andrews - R & J Andrews Superfund

Date Range: 01/07/2020 to 30/06/2021

Mr Robert Andrews

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Robert Andrews						
	01/07/2020	Opening Balance	\$	0.00 \$	0.00 Cr	
	17/09/2020	Contribution Allocation	\$	1,507.22 \$	1,507.22 Cr	
	12/04/2021	ATO	\$	496.02 \$	2,003.24 Cr	
Total Mr Robert Andrews		\$	0.00 \$	2,003.24 \$	2,003.24 Cr	
Total Mr Robert Andrews		\$	0.00 \$	2,003.24 \$	2,003.24 Cr	

MR R J AND MRS J A ANDREWS
ATF R & J ANDREWS SUPERFUND
22 FIGTREE LNE
MAROOCHYDORE QLD 4558

Account Summary

Opening Balance	\$39,055.49
Total Withdrawals	\$2,039.00 -
Total Deposits	\$1,596.41+
Closing Balance	\$38,612.90

BSB Number	484-799
Account Number	507005652
Statement Period	1/07/2020 - 31/12/2020

Sum of 1 - Employer contr. for 2020 for which cash was only received in 2021 fin yr = \$1,507.22 ✓

Account Transactions See email on next page

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			39,055.49
31 Jul 2020	CREDIT INTEREST		16.58	39,072.07
31 Jul 2020	RESIDENT WITHHOLDING TAX	7.00		39,065.07
17 Aug 2020	INTERNET TRANSFER DEBIT TO 507005709 REFERENCE NO 10371741	2,000.00		37,065.07
31 Aug 2020	CREDIT INTEREST		16.18	37,081.25
31 Aug 2020	RESIDENT WITHHOLDING TAX	7.00		37,074.25
8 Sep 2020	DIRECT CREDIT KingTruss Super Rob Andrews Super		1 548.08	37,622.33
17 Sep 2020	DIRECT CREDIT KingTrussApri Su R Andrews AprSper		1 411.06	38,033.39
21 Sep 2020	DIRECT CREDIT King Truss Super RobAndrews Super		1 548.08	38,581.47
30 Sep 2020	CREDIT INTEREST		15.56	38,597.03
30 Sep 2020	RESIDENT WITHHOLDING TAX	7.00		38,590.03
31 Oct 2020	CREDIT INTEREST		16.39	38,606.42
31 Oct 2020	RESIDENT WITHHOLDING TAX	7.00		38,599.42
30 Nov 2020	CREDIT INTEREST		13.01	38,612.43
30 Nov 2020	RESIDENT WITHHOLDING TAX	6.00		38,606.43
31 Dec 2020	CREDIT INTEREST		11.47	38,617.90
31 Dec 2020	RESIDENT WITHHOLDING TAX	5.00		38,612.90
	CLOSING BALANCE			38,612.90

Lizl Pretorius

From: Kim Jay
Sent: Friday, 21 May 2021 3:28 PM
To: Lizl Pretorius
Subject: Fw: Broadwater
Attachments: Bus Saver Statement July 2020 - Dec 2020.pdf

From: Janene Andrews <j.andrews@argonlaw.com.au>
Sent: 20 May 2021 13:38
To: Kim Jay <kjay@initiativegroup.com.au>
Subject: FW: Broadwater

Hi Kim

Please find attached the Business Saver Statement indicating the 3 super payments from KingTruss that were paid to Rob. KingTruss (who Rob worked for briefly) had the incorrect account details for his super and their payments kept bouncing back so in the end we told them to deposit to this account, that is why they don't appear until after the end of the financial year.

Kind Regards

Janene Andrews
Office Manager

Level 1, 17 Southern Drive
 Maroochydore QLD 4558
 P 07 5443 9988 • F 07 5443 7788
 E j.andrews@argonlaw.com.au Download [vCard](#)

argonlaw.com.au

WE HAVE MOVED: Level 1, 17 Southern Drive, Maroochydore 4558



SUNSHINE COAST
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ABN 97 160 591 659

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R & J Andrews Superfund

Transactions: Mr Robert Andrews - R & J Andrews Superfund

Date Range: 01/07/2020 to 30/06/2021

Mr Robert Andrews

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Robert Andrews						
	01/07/2020	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	25/02/2021	blue moon wages	\$ 1,500.40	\$ 1,500.40	1,500.40 Cr	
Total Mr Robert Andrews		\$ 0.00	\$ 0.00	\$ 1,500.40	1,500.40 Cr	
Total Mr Robert Andrews		\$ 0.00	\$ 0.00	\$ 1,500.40	1,500.40 Cr	

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From: Robbie Andrews <robbie@bluemoonproperty.com.au>
Sent: Monday, 1 March 2021 10:43 AM
To: Janene Andrews <j.andrews@argonlaw.com.au>
Subject: Fwd: details

Fyi

Regards

Robbie Andrews

Blue Moon Property

0429 906 002

www.bluemoonproperty.com.au

From: Justin Voss <jv@bluemoonproperty.com.au>
Sent: Monday, March 1, 2021 10:41:46 AM
To: Robbie Andrews <robbie@bluemoonproperty.com.au>
Subject: RE: details

paid into super bank a/c wrongly

Just want you to know that I am only human after all.....Looks like I made an error.

I paid the salary into your super account!

Sorry mate – Check your SMSF you will see \$1500.40 paid on Thur.

I will change it for next pay

Regards

Justin Voss
M 0400 822 069
Blue Moon Property
Company Director

My business is a family based business with family based philosophies. If you have had an experience with us that is worth sharing, please click on the Google Review link below and tell the world about your once in a Blue Moon Experience. Cheers JV

<https://tinyurl.com/y8mqghxw>

R & J Andrews Superfund
Investment Revaluation as at 30 June 2021

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value	
Property Direct Market						
PROP0001	Unit 56/101 Broadwater on the Peninsula	30 Jun 2021	455,000.00000	1.00000	455,000.00	15,934.00
Property Direct Market Total				455,000.00	15,934.00	
Fund Total				455,000.00	15,934.00	

R & J Andrews Superfund

Transactions: NAB Classic Banking a/c 395467704 - R & J Andrews Superfund

Date Range: 01/07/2020 to 30/06/2021

NAB Classic Banking a/c 395467704

	Date	Narrative	Debit	Credit	Balance	Quantity
NAB Classic Banking a/c 395467704						
	01/07/2020	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/09/2020	Credit interest	\$	0.02 \$	0.02 Cr	
	31/12/2020	Credit interest	\$	0.03 \$	0.05 Cr	
	31/03/2021	Credit interest	\$	0.04 \$	0.09 Cr	
	30/06/2021	Credit interest	\$	0.04 \$	0.13 Cr	
	Total NAB Classic Banking a/c 395467704		\$ 0.00	\$ 0.13	\$ 0.13 Cr	
	Total NAB Classic Banking a/c 395467704		\$ 0.00	\$ 0.13	0.13 Cr	

amc affordable management corporation

16

Level 5, 10 Eagle Street Brisbane, Queensland 4000
GPO Box 888, Brisbane QLD 4001
Ph: (07) 3555 9500 Fax: (07) 3832 6485 Email: nras@amcnras.com.au



Statement

ABN: 73 697 665 131

Account Details:

HUDBEL Pty Ltd
Attention: Janene Allison & Robert James Andrews
8 Cheyenne Way
Maroochydore QLD 4558

Reference: **BIR56**
Statement From: 1 May 2019
Statement To: 31 August 2020
GST Expenses Income Balance

Details

"Broadwater on the Peninsular" 56/101 Birtinya Boulevard Birtinya QLD 4575

2020 State Government NRAS Incentive			2,812.02	2,812.02
AMC 2020 Annual Compliance Fee	89.98	989.83		1,822.19
Total For Property				\$1,822.19 ✓

Total Expenses includes GST of \$89.98

This Financial Statement records State Government NRAS Incentives for the 2019/2020 NRAS year and disbursements made on your behalf from AMC's trust account.

I7
E6
E7
E12
A5

Account	Included Tax	Money Out	Money In
Management Fee - Broadwater	\$13.04	\$143.20	
Jul 2020			
Administration Fee - Broadwater	\$0.70	\$7.70	
Aug 2020			
Administration Fee - Broadwater	\$0.70	\$7.70	
Sep 2020			
Administration Fee - Broadwater	\$0.70	\$7.70	
Oct 2020			
Administration Fee - Broadwater	\$0.70	\$7.70	
Nov 2020			
Administration Fee - Broadwater	\$0.70	\$7.70	
Dec 2020			
Administration Fee - Broadwater	\$0.70	\$7.70	
Jan 2021			
Administration Fee - Broadwater	\$0.70	\$7.70	
Feb 2021			
Administration Fee - Broadwater	\$0.70	\$7.70	
Mar 2021			
Administration Fee - Broadwater	\$0.70	\$7.70	
Apr 2021			
Administration Fee - Broadwater	\$0.70	\$7.70	
May 2021			
Administration Fee - Broadwater	\$0.70	\$7.70	
Jun 2021			
Administration Fee - Broadwater	\$0.70	\$7.70	

Total
 Total Tax on Money Out: \$230.89
 Total Tax on Money In: \$26.24

E6 Admin fee =\$92.40 ✓
 E7 Management fee =\$1924.69 ✓
 E12 Letting fee=\$190.85 ✓
 =\$2207.94

Cleaning=\$185 (ald included in 2020)
 Repairs=\$145.70 (ald included in 2020)
 =\$330.70

\$2,538.64 \$18,408.20
 less receivables (846.48)
 less 2020 exp (330.70)
 rental income =\$17,231.02 ✓





(w) 1300 777 368
 www.directrentals.com
 accounts@property-vine.com.au
 PO Box 596
 Mooloolaba QLD 4557
 ABN: 56 628 755 260
 Licence: 4257297

Robert Andrews
 22 Figtree Lane
 Maroochydore QLD 4558

Folio Summary

Folio: OWN01179
 From: 1/07/2020
 To: 30/06/2021
 Created: 1/07/2021

Money In	Money Out	Balance
\$18,408.20	\$2,538.64	\$15,869.56

Account	Included Tax	Money Out	Money In
Jun 2020			
Rent			\$1,388.00
Electrical Repairs	\$1151.42	\$145.70	
Carpet Cleaning	\$16.82	\$185.00	
Water Usage Reimbursement	\$8.56		\$94.12
Jul 2020			
Rent			\$1,735.00
Management Fee - Broadwater	\$13.04	\$143.24	
Aug 2020			
Rent			\$1,388.00
Management Fee - Broadwater	\$16.30	\$179.05	
Water Usage Reimbursement	\$4.28		\$47.06
Sep 2020			
Rent			\$1,388.00
Management Fee - Broadwater	\$13.04	\$143.24	
Oct 2020			
Rent			\$1,735.00
Management Fee - Broadwater	\$13.04	\$143.24	
Nov 2020			
Rent			\$1,388.00
Management Fee - Broadwater	\$16.30	\$179.05	
Water Usage Reimbursement	\$6.53		\$71.82
Dec 2020			
Rent			\$1,735.00
Management Fee - Broadwater	\$13.04	\$143.24	
✓ Routine Inspection Fee - Broadwater	\$2.50	\$27.50	
Jan 2021			
Rent			\$1,388.00
Management Fee - Broadwater	\$16.29	\$179.04	
Feb 2021			
Rent			\$1,388.00
Management Fee - Broadwater	\$13.00	\$143.20	
Lease Negotiation Fee - Broadwater	\$17.35	\$190.85	
Mar 2021			
Rent			\$1,463.60
Management Fee - Broadwater	\$13.00	\$143.20	
Water Usage Reimbursement	\$6.87		\$75.60
Apr 2021			
Rent			\$1,735.00
Management Fee - Broadwater	\$13.73	\$150.99	
✓ Routine Inspection Fee - Broadwater	\$2.50	\$27.50	
May 2021			
Rent			\$1,388.00
Management Fee - Broadwater	\$16.25	\$179.00	
Jun 2021			

combined into mgt fee



Certificate of Currency

ClearView LifeSolutions

Policy details

Policy number 518995252 **Policy start date** 30 Mar 2021
Owner(s) RJ & JA Andrews Superfund **Policy status** In-Force
Paid to date 30 May 2021

Premium details

Frequency Monthly **total= 3 x \$151.41 =\$454.23**
Total instalment premium \$151.41 **+ 935.56(AIA insurance)**
 =\$1,389.79

Benefit details for person insured Robert Andrews (28 Jun 1966, Male, Non Smoker)

Benefit	Benefit Amount	Premium Type	Benefit Payment Type (IP)	Waiting Period (IP)	Benefit Period (IP)	Instalment Premium
Life Cover	\$600,000	Stepped	N/A	N/A	N/A	\$151.41

Need help?

Your Adviser **Gary Snelling**
 07 5438 8991 0429 993 989
 gary@metsure.com.au

Customer Service Centre **132 979** 8am to 7pm (Sydney time), Monday to Friday
 life@clearview.com.au

Not all details of your policy are listed in this document. For full details, please refer to your most recent policy certificate.

AIA payment =\$5,197.60
less AIA refund =(\$4,262.04)
total paid =\$935.56

11 May 2021

R & J ANDREWS SUPERFUND
22 FIGTREE LANE
MAROOCHYDORE QLD 4558

Dear Policyholder,

Policy Cancellation

Policy Number: 67501618
Life Insured: ROBERT ANDREWS

We're sorry to hear that you've decided to cancel your policy.

We've processed your request and the cancellation will take effect from 14/05/21.

We have credited your nominated account for \$4,262.04 for premiums paid in advance.

It's important to remember that an insurance policy provides valuable protection and peace of mind for you and your family. We would encourage you to fully consider the potential risks of foregoing your insurance cover.

You should also be aware that it may be more difficult to get replacement cover in the future, particularly if your health or financial circumstances change.

You can talk these issues over with your financial adviser and find out about other available insurance options.

If you change your mind, we'd be happy to reinstate your policy.

To do this, we'll need to receive written confirmation that you'd like to withdraw your cancellation within seven days of the date of this letter or the policy cancellation date, whichever is the later.

If you have any questions, please call us on 1800 333 613 or speak with your financial adviser.

We hope we can be of assistance in the future.

Yours sincerely,



Pina Sciarrone
GM Banca, Partnerships & Advice

cc: INSIGHT: GARY SNELLING

Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE
QLD 4558

Tax Invoice
I015818
Date
29 June 2021

Description

Attending to various secretarial matters of the company on your behalf throughout the year, including acting as your registered office, checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC), checking and forwarding of your annual Company Statement, preparation of required ASIC advices, preparation of director's meeting minutes to meet solvency requirements of the ASIC, and maintenance of your electronic company register and documentation contained therein.

Discussions, correspondence, instruction and advice to you as required throughout the period.

Table with 2 columns: Description, Amount. Rows: Subtotal (250.00), GST (25.00), Total (275.00), Amount Due (0.00).

Due Date: 13 July 2021

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Table with 2 columns: Label, Value. Rows: Customer (Hudbel Pty Ltd), Invoice No. (I015818), Amount Due (0.00), Due Date (13 July 2021).

Direct Deposit Details: BSB 064-406 Account No. 10620281 (Please use Invoice No. as Reference)

- Cheque, Visa, Mastercard

Card No. [][][][] [][][][] [][][][] [][][][] CCV [][] Expiry Date

Cardholder Signature

R & J Andrews Superfund
 22 Figtree Lane
 MAROOCHYDORE
 QLD 4558
 Australia

Tax Invoice
I011834

Date
 18 June 2020

Description

Entry fee plus ongoing fees for renewing your Self Managed Super Fund trust deed annually. Next renewal date will be in 12 months time.

Discussions, correspondence, instruction and advice to you in relation to the above matters as required throughout the period.

Subtotal	200.00
GST	20.00
<hr/>	
Total	220.00
Amount Due	0.00

Due Date: 2 July 2020

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Customer	R & J Andrews Superfund
Invoice No.	I011834
Amount Due	0.00
Due Date	2 July 2020

Direct Deposit Details: BSB 064-406 Account No. 10620281
 (Please use Invoice No. as Reference)

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

R & J Andrews Superfund
 22 Figtree Lane
 MAROOCHYDORE
 QLD 4558
 Australia

Tax Invoice
I015629

Date
 16 June 2021

Description

Entry fee plus ongoing fees for the annual renewal of your Self Managed Super Fund trust deed. Next renewal date will be in 12 months time.

Discussions, correspondence, instruction and advice to you in relation to the above matters as required throughout the period.

Subtotal	200.00
GST	20.00
Total	220.00
Amount Due	0.00

Due Date: 30 June 2021

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
(Please use Invoice No. as Reference)

Customer	R & J Andrews Superfund
Invoice No.	<u>I015629</u>
Amount Due	0.00
Due Date	<u>30 June 2021</u>

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

R & J Andrews Superfund
Depreciation Worksheet
For the Period 1 July 2020 to 30 June 2021

Property Description: Unit 56/101 Broadwater on the Peninsula
Property Type: Residential
Property Address: 56/101 Birtinya Boulevard Birtinya QLD 4575

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value		Closing Written Down Value	
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method		Decline In Value
Plant & Equipment	21-Dec-13	24,762.00	4,394.00					0.00%	DV	934.00	3,460.00
Building	21-Dec-13	247,002.00	206,328.00					0.00%	PC *	6,230.00	200,098.00
Land	23-Dec-13	138,236.00	138,236.00					0.00%	N/A	-	138,236.00
Property Total		410,000.00	348,958.00							7,164.00	341,794.00

Key:
 DV: Diminishing Value Method
 PC: Prime Cost Method
 LV: Low value pool (year 2 or 3)
 LV Y1: Low value pool - year 1
 N/A: Non-depreciable asset
 *: Capital work deduction

Total Capital Allowance **934.00**
Total Capital Work Deductions **6,230.00**

BMT Tax Depreciation

QUANTITY SURVEYORS

Diminishing value method summary

Date	Effective life	Pooled plant	Division 40	Division 43	Total
21-Dec-13 to 30-Jun-14	3,564	1,413	4,977	3,294	8,271
1-Jul-14 to 30-Jun-15	2,151	2,295	4,446	6,230	10,676
1-Jul-15 to 30-Jun-16	1,770	1,434	3,204	6,230	9,434
1-Jul-16 to 30-Jun-17	1,462	895	2,357	6,230	8,587
1-Jul-17 to 30-Jun-18	874	1,252	2,126	6,230	8,356
1-Jul-18 to 30-Jun-19	406	1,440	1,846	6,230	8,076
1-Jul-19 to 30-Jun-20	166	1,246	1,412	6,230	7,642
1-Jul-20 to 30-Jun-21	155	779	934 ✓	6,230 ✓	7,164
1-Jul-21 to 30-Jun-22	144	488	632	6,230	6,862
1-Jul-22 to 30-Jun-23	135	303	438	6,230	6,668
1-Jul-23 to 30-Jun-24	0	897	897	6,230	7,127
1-Jul-24 to 30-Jun-25	0	563	563	6,230	6,793
1-Jul-25 to 30-Jun-26	0	352	352	6,230	6,582
1-Jul-26 to 30-Jun-27	0	223	223	6,230	6,453
1-Jul-27 to 30-Jun-28	0	137	137	6,230	6,367
1-Jul-28 to 30-Jun-29	0	83	83	6,230	6,313
1-Jul-29 to 30-Jun-30	0	52	52	6,230	6,282
1-Jul-30 to 30-Jun-31	0	32	32	6,230	6,262
1-Jul-31 to 30-Jun-32	0	21	21	6,230	6,251
1-Jul-32 to 30-Jun-33	0	12	12	6,230	6,242
1-Jul-33 to 30-Jun-34	0	7	7	6,230	6,237
1-Jul-34 to 30-Jun-35	0	4	4	6,230	6,234
1-Jul-35 to 30-Jun-36	0	3	3	6,230	6,233
1-Jul-36 to 30-Jun-37	0	2	2	6,230	6,232
1-Jul-37 to 30-Jun-38	0	1	1	6,230	6,231
1-Jul-38 to 30-Jun-39	0	1	1	6,230	6,231
1-Jul-39 to 30-Jun-40	0	0	0	6,230	6,230
1-Jul-40 to 30-Jun-41	0	0	0	6,230	6,230
1-Jul-41 to 30-Jun-42	0	0	0	6,230	6,230
1-Jul-42 to 30-Jun-43	0	0	0	6,230	6,230
1-Jul-43 to 30-Jun-44	0	0	0	6,230	6,230
1-Jul-44 to 30-Jun-45	0	0	0	6,230	6,230
1-Jul-45 to 30-Jun-46	0	0	0	6,230	6,230
1-Jul-46 to 30-Jun-47	0	0	0	6,230	6,230
1-Jul-47 to 30-Jun-48	0	0	0	6,230	6,230
1-Jul-48 to 30-Jun-49	0	0	0	6,230	6,230
1-Jul-49 to 30-Jun-50	0	0	0	6,230	6,230
1-Jul-50 to 30-Jun-51	0	0	0	6,230	6,230
1-Jul-51 to 30-Jun-52	0	0	0	6,230	6,230
1-Jul-52 to 30-Jun-53	0	0	0	6,230	6,230
1-Jul-53 to 30-Jun-54	0	0	0	738	738



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

HUBBEL PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 26 Jun 21

HUBBEL PTY LTD

ACN 164 489 150

Account No. 22 164489150

Summary

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
TOTAL DUE	\$55.00
	+54
	= \$109

- 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 26 Aug 21	\$55.00

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

HUBBEL PTY LTD

ACN 164 489 150

Account No: 22 164489150



22 164489150

TOTAL DUE	\$55.00
Immediately	\$0.00
By 26 Aug 21	\$55.00

Payment options are listed on the back of this payment slip



Billers Code: 17301
 Ref: 2291644891502



*814 129 0002291644891502 56

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

HUBBEL PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 26 Jun 20

HUBBEL PTY LTD

ACN 164 489 150

Account No. 22 164489150

Summary

Opening Balance	\$0.00
New items	\$54.00
Payments & credits	\$0.00
TOTAL DUE	\$54.00

- 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 26 Aug 20	\$54.00

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**HUBBEL PTY LTD**

ACN 164 489 150

Account No: 22 164489150



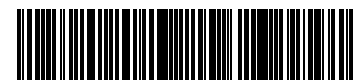
22 164489150

TOTAL DUE	\$54.00
Immediately	\$0.00
By 26 Aug 20	\$54.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291644891502



*814 129 0002291644891502 56

Inquires 1300 300 630

Issue date 26 Jun 21

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 72508708

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**.

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.

ACN 164 489 150

FOR **HUDBEL PTY LTD**

REVIEW DATE: 26 June 21

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
INITIATIVE ACCOUNTING PTY LTD SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business
22 FIGTREE LANE MAROOCHYDORE QLD 4558

3 Officeholders

Name: **ROBERT JAMES ANDREWS**
Born: RUSHWORTH VIC
Date of birth: 28/06/1966
Address: 22 FIGTREE LANE MAROOCHYDORE QLD 4558
Office(s) held: DIRECTOR, APPOINTED 26/06/2013

Name: **JANENE ALLISON ANDREWS**
Born: TATURA VIC
Date of birth: 16/05/1968
Address: 22 FIGTREE LANE MAROOCHYDORE QLD 4558
Office(s) held: DIRECTOR, APPOINTED 26/06/2013

4 Company share structure

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

5 Members

These details continue on the next page

HUDBEL PTY LTD ACN 164 489 150

Page 1 of 2

Company statement continued

Name: ROBERT JAMES ANDREWS
Address: 22 FIGTREE LANE MAROOCHYDORE QLD 4558

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

Name: JANENE ALLISON ANDREWS
Address: 22 FIGTREE LANE MAROOCHYDORE QLD 4558

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

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

End of company statement

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

Additional company information

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

6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP
Registered agent number: 22813
Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575



BROADWATER ON THE PENINSULA CTS 45067

E8

101 Birtinya Boulevard Birtinya Island QLD 4575

Mail Address
PO Box 1191
Aooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

Body Corporate and Community Management Act 1997

NOTICE OF OVERDUE LEVIES

FIRST NOTICE



Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558

Date			
11 September 2020			
A/c No	56	Lot No	56
Unit	56	Page	1

total=2013.70+2005.48=\$4,019.18

Body Corporate For								
BROADWATER ON THE PENINSULA CTS 45067								
Unpaid Levies						Account Balances		
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount		
Administrative Fund	01/09/20 to 28/02/21	01/09/20	1,399.44	0.00		1,399.44	Administrative Fund	1,399.44
Sinking Fund	01/09/20 to 28/02/21	01/09/20	462.06	0.00		462.06	Sinking Fund	462.06
Insurance Fund	01/09/20 to 28/02/21	01/09/20	124.70	0.00		124.70	Insurance Fund	124.70
Arrears Notice Fee			27.50	0.00		27.50	Arrears Notice Fee	27.50
<i>paid by BPay 16/9/2020</i>								
Gross Amount Due:		\$2,013.70	Discount:		Nil	Net Amount Due:		\$2,013.70 ✓

Teller stamp and initials		Amount Paid
		\$
		Date Paid
		/ /

If Levies are NOT received by the due date above, the following arrears procedures will apply:-
 * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
 * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
 * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.

Payment Options

- Tel: 1300 552 311
Ref: 1304 5155 3
Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- www.stratamax.com.au
Ref: 1304 5155 3
Internet: Visit this website to make a secure credit card payment over the internet.
- Tel: 1300 552 311
Ref: 1304 5155 3
Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
- Biller Code: 74625
Ref: 1304 5155 3
BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- Billpay Code: 9216
Ref No: 1304 5155 371
In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
- Make cheque payable to:
StrataPay 1304 5155 3
Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
- BSB: 067-970
Account No: 1304 5155 3
(Applies to this bill only)
Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



STRATAPAY

StrataPay Reference
1304 5155 3

Amount	Due Date
\$2,013.70	11 Sep 20

ARCHERS BODY CORPORATE M/MENT
45067/02100056 Lot 56/56
Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558



*71 216 130451553 71

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



Body Corporate for

E8

BROADWATER ON THE PENINSULA CTS 45067

Mail Address
PO Box 1191
Aooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 24 597 686 141

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS



Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558

paid by BPay 14/3/2021

Date of Notice	21 January 2021		
A/c No	56		
Lot No	56	Unit Number	56
Contrib Ent.	102		
Interest Ent.	430		

Body Corporate for

BROADWATER ON THE PENINSULA CTS 45067

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/03/21 to 31/08/21	01/03/21	1,354.39	0.00		1,354.39
Sinking Fund	01/03/21 to 31/08/21	01/03/21	504.89	0.00		504.89
Insurance Fund	01/03/21 to 31/08/21	01/03/21	146.20	0.00		146.20
Totals	(Levies include GST)		2,005.48	0.00		\$2,005.48
GST component on levies of \$1,823.16 is \$182.32						

If paying by DEFT Direct Debit, ensure payment covers amount due.

Please make your cheque payable to The body corporate for, BROADWATER ON THE PENINSULA CTS 45067

Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.

IMPORTANT NOTICE

If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
- * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.



DEFT

PAYMENT SYSTEMS

ARCHERS BODY CORPORATE M/MENT

DEFT Reference Number: 305342560 1000 0000 564



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



Billor Code: 96503
Ref: 305342560 1000 0000 564



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

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

Account	Body Corporate For BROADWATER ON THE PENINSULA CTS 45067
Lot No.	56
Owner	HUBBEL PTY LTD

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



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

All cheques must be made payable to:
**Body Corporate For Broadwater On The Peninsula
CTS 45067**

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

**TOTAL AMOUNT DUE
DUE DATE 01/03/21**

\$2,005.48



*442 305342560 10000000564

+30534256010000000564< 000200548<4+

HALF YEARLY RATE NOTICE FOR PERIOD

1 July 2020 to 31 December 2020

ISSUE DATE	21 July 2020
PROPERTY NO.	241496
VALUATION	\$26,531
PAYMENT REFERENCE NO.	101371614
DUE DATE FOR PAYMENT	21 August 2020
NET AMOUNT PAYABLE	\$1,529.95

022165 002



HUDBEL PTY LTD
22 FIGTREE LANE
MAROOCHYDORE QLD 4558

PROPERTY LOCATION: Broadwater On The Peninsula, 56/101 Birtinya Bvd BIRTINYA QLD 4575
PROPERTY DESCRIPTION: Lot 56 SP 249720 - Broadwater On The Peninsula - Contribution Entitlement = 102/9994 - Interest-Entitlement = 430/36970

total=1529.95+1567.57=\$3,097.52

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 27		Minimum Rate =	1,175.00
COVID-19 Rate Concession		=	35.00-
Waste Bulk Bin - 2.0 Cubic Metre		Minimum Rate =	134.60
Waste Bulk Bin - 1.5 Cubic Metre		Minimum Rate =	134.60
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 2	1 x	\$226.00 x .5 =	113.00
TOTAL:			\$1,588.70
Discount - (only if paid by 21 August 2020):			\$58.75-
Net amount Payable:			\$1,529.95 ✓

paid by bpay 17/8/2020.

Have you been affected by COVID-19? Council is offering flexible payment arrangements, please email rates@sunshinecoast.qld.gov.au for further information.

PAYMENT OPTIONS

PROPERTY NO.	GROSS	DISCOUNT	NET AMOUNT PAYABLE	DUE DATE
241496	1,588.70	58.75-	1,529.95	21 August 2020
HUDBEL PTY LTD				



Biller Code: 18259
Ref: 101371614

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



Post Billpay

Pay in Person at any Post Office, Credit Card not accepted.



*214 101371614

Credit Card by Phone
Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 1 0137 1614
MasterCard & Visa accepted



Pay using your smartphone

Download the Sniip App and scan the code to pay now.



Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 1 0137 1614
MasterCard & Visa accepted



If you wish to pay your rates by direct debit please contact Council for further information.




HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2021 to 30 June 2021

ISSUE DATE 19 January 2021
 PROPERTY NO. **241496**
 VALUATION \$27,459
 PAYMENT REFERENCE NO. 101371614
 DUE DATE FOR PAYMENT 19 February 2021

NET AMOUNT PAYABLE \$1,567.57



021224 002

 HUBBEL PTY LTD
 22 FIGTREE LANE
 MAROOCHYDORE QLD 4558

PROPERTY LOCATION: Broadwater On The Peninsula, 56/101 Birtinya Bvd BIRTINYA QLD 4575
 PROPERTY DESCRIPTION: Lot 56 SP 249720 - Broadwater On The Peninsula - Contribution Entitlement = 102/9994 - Interest Entitlement = 430/36970

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 27		Minimum Rate =	1,175.00
Waste Bulk Bin - 2.0 Cubic Metre		Minimum Rate =	134.60
Green Waste Low Noise Bin - 1100 Litre		06/08/2020 to 31/12/2020 =	1.17
Green Waste Low Noise Bin - 1100 Litre	0.00510 x	\$569.20 x .5 =	1.45
Waste Bulk Bin - 1.5 Cubic Metre		Minimum Rate =	134.60
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 2	1 x	\$226.00 x .5 =	113.00
TOTAL:			\$1,626.32
Discount - (only if paid by 19 February 2021):			\$58.75-
Net amount Payable:			\$1,567.57 ✓

paid by BPay 16/2/2021.

Have you been affected by COVID-19? Council is offering flexible payment arrangements, please email rates@sunshinecoast.qld.gov.au for further information.

PAYMENT OPTIONS

PROPERTY NO.	GROSS	DISCOUNT	NET AMOUNT PAYABLE	DUE DATE
241496	1,626.32	58.75-	1,567.57	19 February 2021
HUBBEL PTY LTD				

B PAY
 Biller Code: 18259
 Ref: 101371614


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

Post Billpay
 Pay in Person at any Post Office, Credit Card not accepted.



*214 101371614

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



Direct Debit
 If you wish to pay your rates by direct debit please contact Council for further information.



Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: 0214
 Ref: 1 0137 1614
 MasterCard & Visa accepted



Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: 1 0137 1614
 MasterCard & Visa accepted

Policy Schedule

Landlord Preferred Policy

30 December 2020

Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558

POLICY NUMBER: TS1051597LPP

AMOUNT DUE: \$ 399.00

Insured: Hudbel Pty Ltd

Insured Address: 56/101 Birtinya Boulevard, BIRTINYA QLD 4575 ✓

Premium Type

Renewal

Expiry Date

4.00pm 18/02/2021. We invite you to renew your policy until 4.00pm 18/02/2022

Managing Agent

Direct Rentals - Broadwater Apartments

Property Details

The land size is less than 2 acres.

Sum Insured

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

Excess per claim

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

Annual Premium

\$399.00 ✓

Last year's annual premium	\$349.00
Change on last year	14.3 %

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Please turn over for important policy information

Special Conditions

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

Payment Slip for: Hudbel Pty Ltd - 56/101 Birtinya Boulevard, BIRTINYA QLD 4575

Amount Payable

\$399.00

Due Date

18/02/2021

Policy Number

TS1051597LPP

Payment Reference No

710515974

Payment Options



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



Billers Code: 63461

Ref: 710515974



Telephone & Internet Banking - BPAY®

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

R & J Andrews Superfund

Transactions: Unit 56/101 Broadwater on the Peninsula - R & J Andrews Superfund

Date Range: 01/07/2020 to 30/06/2021

Unit 56/101 Broadwater on the Peninsula

	Date	Narrative	Debit	Credit	Balance	Quantity
Unit 56/101 Broadwater on the Peninsula						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	31/07/2020	Debit interest	\$ 1,124.55		\$ 1,124.55	Dr
	31/08/2020	Debit interest	\$ 1,121.92		\$ 2,246.47	Dr
	30/09/2020	Debit interest	\$ 1,083.62		\$ 3,330.09	Dr
	30/10/2020	Debit interest	\$ 1,080.61		\$ 4,410.70	Dr
	30/11/2020	Debit interest	\$ 1,113.86		\$ 5,524.56	Dr
	31/12/2020	Debit interest	\$ 1,111.18		\$ 6,635.74	Dr
	29/01/2021	Debit interest	\$ 1,037.07		\$ 7,672.81	Dr
	26/02/2021	Debit interest	\$ 999.80		\$ 8,672.61	Dr
	31/03/2021	Debit interest	\$ 1,173.71		\$ 9,846.32	Dr
	30/04/2021	Debit interest	\$ 1,064.21		\$ 10,910.53	Dr
	31/05/2021	Debit interest	\$ 1,096.57		\$ 12,007.10	Dr
	30/06/2021	Debit interest	\$ 1,058.96		\$ 13,066.06	Dr
	Total Unit 56/101 Broadwater on the Peninsula		\$ 13,066.06	\$ 0.00	\$ 13,066.06	Dr
	Total Unit 56/101 Broadwater on the Peninsula		\$ 13,066.06	\$ 0.00	\$ 13,066.06	Dr

amc affordable management corporation

Level 5, 10 Eagle Street Brisbane, Queensland 4000
 GPO Box 888, Brisbane QLD 4001
 Ph: (07) 3555 9500 Fax: (07) 3832 6485 Email: nras@amcnras.com.au



ABN: 73 697 665 131

BIR56 HUDBEL Pty Ltd
 Attention: Janene & Robert
 8 Cheyenne Way
 MAROOCHYDORE QLD 4558

Tax Invoice #: INV-4463

Date: 03 Nov 2020

Property: "Broadwater on the
 Peninsular"
 56/101 Birtinya Boulevard
 BIRTINYA QLD 4575

Description	Quantity	Unit Price	GST	Amount AUD
Year 7 Valuation Fee	1.00	181.82	10%	181.82
Handling Fee	1.00	109.16	10%	109.16
			Subtotal	290.98
			Total GST 10%	29.10
			Invoice Total AUD	320.08
			Total Net Payments AUD	0.00
			Amount Due AUD	320.08 ✓

Valuation & Handling Fee:

As per Item 11 of the Agreement:

"Market valuations are undertaken in years 1, 4 & 7 of your partaking in the NRAS Agreement."

"The Owner agrees to pay AMC a valuation handling fee of \$100.00 plus GST (indexed annually by CPI) in each year the valuation is organized."

Due Date: 17 Nov 2020

Bank Details: BSB: 034-003
 Ac No: 314684
 Ac Name: Affordable Management Corporation
 Please Use Reference: INV-4463

Balance Due: \$320.08

Please email your credit card number and
 Expiry date to tracey@amcnras.com.au or
 Phone Tracey on (07) 3555 9500

Note: Visa/Mastercard will incur a surcharge of 1.2%.



000864 002



Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99709051
Payment reference	0997 0905 19
Property	Unit 56/101 Birtinya Blvd, BIRTINYA, QLD

Bill number	7120400101
Billing period	07 Mar 2020 97 days to 11 Jun 2020
Issue date	16 Jun 2020
Approximate date of next meter reading	3 Sep 2020

total=299.75+251.75+285.52+285.52=\$1,122.54

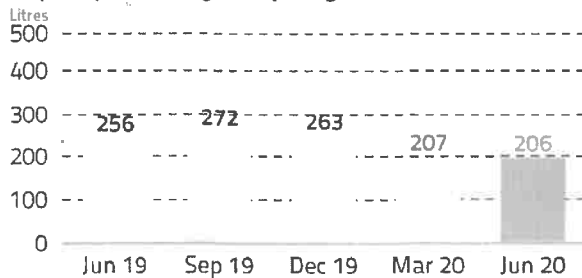
paid by BPAY 17/8/2020

Your account activity

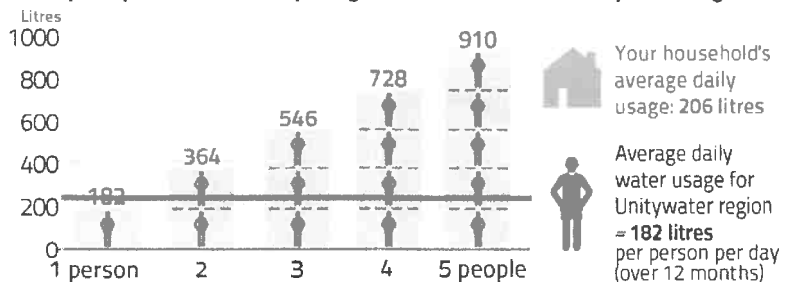
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$269.11	\$269.11	\$0.00	\$299.75	\$299.75 ✓
				Due date
				17 Aug 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



Extra time to pay and no interest

We're helping our customers by providing an extra 30 days to pay their bill and we won't charge interest on overdue amounts on bills issued for 6 months.* You don't have to do anything - it's automatically applied to this bill.

*Starts 2 April 2020. For more information, visit unitywater.com/customer-relief



Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0997 0905 19

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay



WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

000818 002



Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558

Account number	99709051
Payment reference	0997 0905 19
Property	Unit 56/101 Birtinya Blvd, BIRTINYA, QLD

Bill number	7120741450
Billing period	12 Jun 2020 84 days to 3 Sep 2020
Issue date	10 Sep 2020
Approximate date of next meter reading	7 Dec 2020

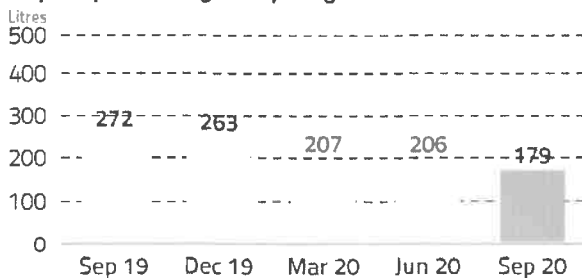
*paid by BPay
16/9/2020.*

Your account activity

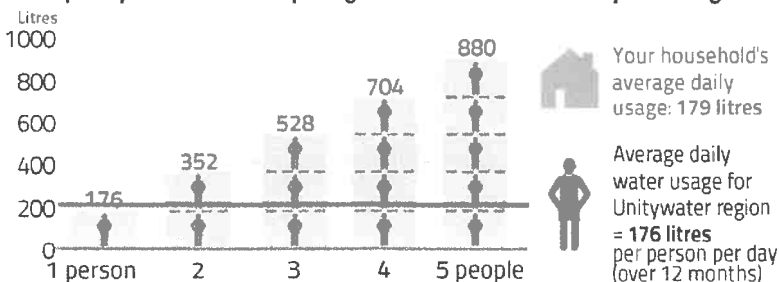
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$251.75 ✓
\$299.75	\$299.75	\$0.00	\$251.75	Due date	10 Nov 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



WIN \$100 off your water and sewerage bill – for you or someone close to you.*

Switch to safe, contact-free billing by email or SMS to enter the draw. There are 100 chances to win! Find out more at unitywater.com/WIN

*Terms and conditions apply - visit unitywater.com/WIN

Easy ways to pay For other payment options - see over

B PAY BPAY[®]
Bill Code: 130393
Ref: 0997 0905 19
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

DIRECT DEBIT
 Direct Debit
 Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
 Find out more at unitywater.com/smoothpay



WATER AND SEWERAGE YOUR BILL

📞 **1300 086 489**
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

🌐 **unitywater.com**
ABN 89 791 717 472

000800 002



Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558

Account number	99709051
Payment reference	0997 0905 19
Property	Unit 56/101 Birtinya Blvd, BIRTINYA, QLD

Bill number	7121076853
Billing period	04 Sep 2020 95 days to 7 Dec 2020
Issue date	14 Dec 2020
Approximate date of next meter reading	10 Mar 2021

paid by BPay 17/12/2020.

Your account activity

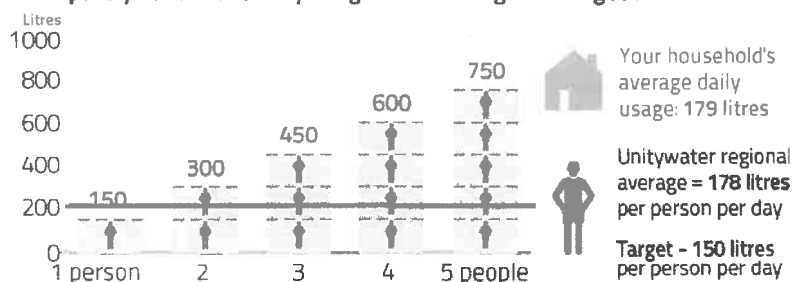
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$285.52 ✓
\$251.75	− \$251.75	= \$0.00	+ \$285.52	=	Due date 17 Feb 2021

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Noel knows a half flush saves twice the water

As we head into the warmer months, we can all make small changes to save water and stay H2OK!

For more water saving tips, visit unitywater.com/legends



Easy ways to pay For other payment options - see over



BPAY[®]
Biller Code: 130393
Ref: 0997 0905 19

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay



Hudbel Pty Ltd
22 Figtree Lane
MAROOCHYDORE QLD 4558

*paid by Bpay
23/6/2021.*

REMINDER NOTICE

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri
unitywater.com 89 791 717 472

Account number	99709051
Payment reference	0997 0905 19
Issue date	02 Jun 2021
Property	Unit 56/101 Birtinya Bvd, BIRTINYA, QLD
Lot 56 Plan SP249720	
Account balance	\$285.52 ✓
Overdue amount	\$285.52
Please pay immediately	

REMINDER NOTICE UNPAID WATER AND SEWERAGE

Our records indicate we did not receive payment of your bill by the due date. If you have paid this bill since the due date or made a payment arrangement with us, thank you and please disregard this notice.

We're here to help and have several convenient options available which can assist you in making payment.

We also understand that some customers may need further support. If this sounds like you, please contact our Payment Team Specialists in Maroochydore on **1300 086 489** and we can provide a variety of flexible and compassionate payment options to suit your needs.

Important changes to COVID-19 customer care

In April, we changed back to our normal 30 days to pay all bills.

To continue helping you, we've extended no interest charges on overdue amounts until 30 June 2021. Find out more at unitywater.com/customer-care

Easy ways to pay For other payment options - see over



BPAY*

Billers Code: 130393

Ref: 0997 0905 19

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

More info: bpay.com.au

© Registered to BPAY Pty Ltd ABN 69 079 137 518



ELOCKBOX

Make fast, secure EFT payments directly from your bank account to ours. Simply set up Unitywater as a new payee in your online banking using these details:

Account Name: Unitywater

BSB: 066-765

Account Number: 99709051

Go to unitywater.com/elockbox



**It's faster and easier
online at My Account**



Pay your bill

Check your balance

Get a copy of your bill

Go to unitywater.com



IntelliVal Automated Valuation Estimate

Prepared on 24 November 2022

56/101 Birtinya Boulevard Birtinya QLD 4575

Estimated Value:

\$455,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$385,000 - \$521,000

Property Attributes:



1



1



1



52m²



Year Built

2014



Land Area

76m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
12 Nov 2013	\$410,000	Normal Sale

Estimated Value as at 21 November 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

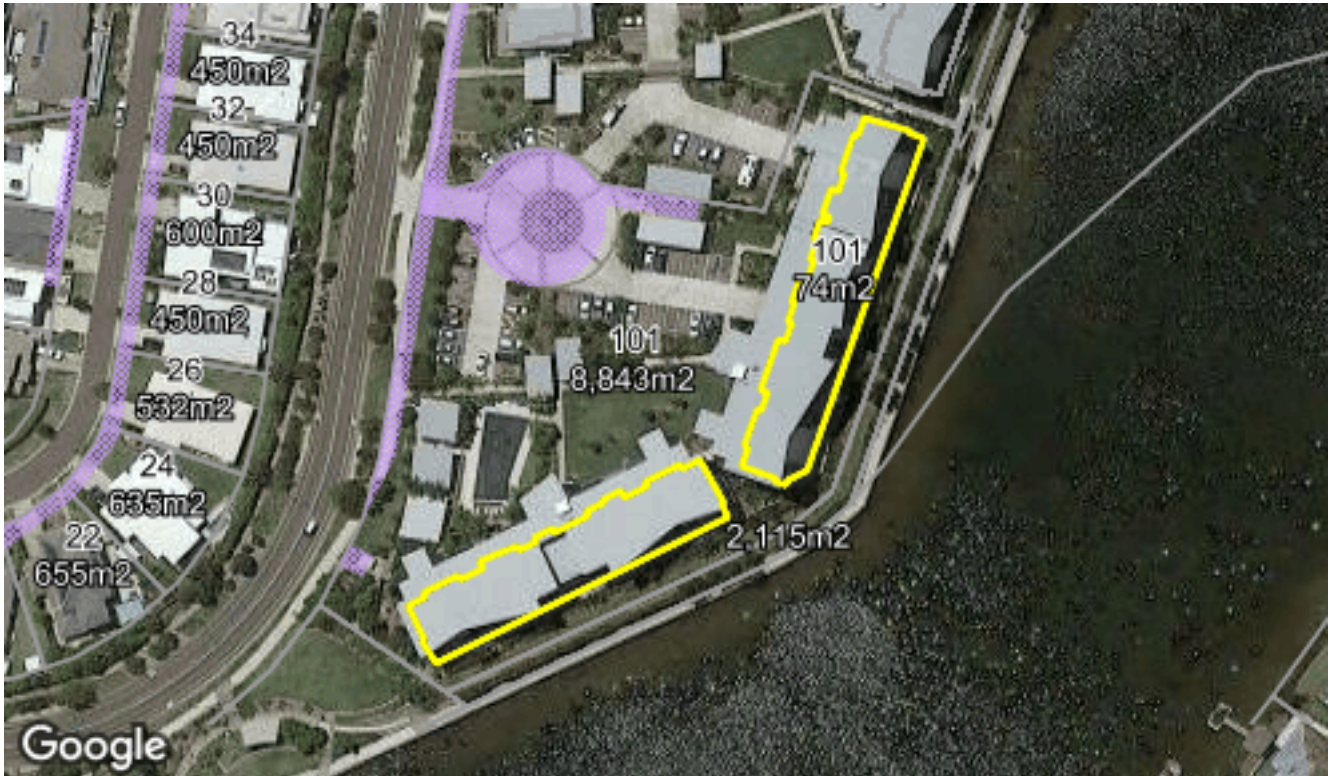
For further information about confidence levels, please refer to the end of this document.

CoreLogic IntelliVal Automated Valuation Estimate

56/101 Birtinya Boulevard Birtinya QLD 4575

Prepared on 24 November 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50923240	Search Date: 24/11/2022 10:37
Date Title Created: 06/09/2013	Request No: 42927829
Previous Title: 50917814	

ESTATE AND LAND

Estate in Fee Simple

LOT 56 SURVEY PLAN 249720

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 45067

REGISTERED OWNER

Dealing No: 715534665 09/01/2014

HUBBEL PTY LTD A.C.N. 164 489 150

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40061801 (Lot 852 on SP 220958)
2. MORTGAGE No 715534666 09/01/2014 at 13:30
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Date Created: Sep 22, 2022 12:57:21 PM

Account Balance Summary

Opening Balance	\$1,124.88 CR
Total Credits	\$12,250.11
Total Debits	\$11,555.74
Closing Balance	\$1,819.25 CR

Transaction Listing starts 21 November 2020
Transaction Listing ends 30 June 2021

Account Details

Account Type	Transaction Account
BSB Number	084-484
Account Number	39-546-7704 ✓

Transaction Details

Date	Particulars	Debits	Credits	Balance
15 Dec 20	MTGE PAYMENT RJANS R AND J ANDREWS		\$1,750.00	\$2,874.88 CR
21 Dec 20	LOAN INSTALMENT TO A/C 395459974 ANDREWS	\$1,650.82		\$1,224.06 CR
31 Dec 20	INTEREST		\$0.03	\$1,224.09 CR
15 Jan 21	MTGE PAYMENT RJANS R AND J ANDREWS		\$1,750.00	\$2,974.09 CR
20 Jan 21	LOAN INSTALMENT TO A/C 395459974 ANDREWS	\$1,650.82		\$1,323.27 CR
17 Feb 21	MTGE PAYMENT RJANS R AND J ANDREWS		\$1,750.00	\$3,073.27 CR
22 Feb 21	LOAN INSTALMENT TO A/C 395459974 ANDREWS	\$1,650.82		\$1,422.45 CR
15 Mar 21	MTGE PAYMENT RJANS R AND J ANDREWS		\$1,750.00	\$3,172.45 CR
22 Mar 21	LOAN INSTALMENT TO A/C 395459974 ANDREWS	\$1,650.82		\$1,521.63 CR
31 Mar 21	INTEREST		\$0.04	\$1,521.67 CR
15 Apr 21	MTGE PAYMENT RJANS R AND J ANDREWS		\$1,750.00	\$3,271.67 CR
20 Apr 21	LOAN INSTALMENT TO A/C 395459974 ANDREWS	\$1,650.82		\$1,620.85 CR
17 May 21	MTGE PAYMENT RJANS R AND J ANDREWS		\$1,750.00	\$3,370.85 CR
20 May 21	LOAN INSTALMENT TO A/C 395459974 ANDREWS	\$1,650.82		\$1,720.03 CR
15 Jun 21	MTGE PAYMENT RJANS R AND J ANDREWS		\$1,750.00	\$3,470.03 CR
21 Jun 21	LOAN INSTALMENT TO A/C 395459974 ANDREWS	\$1,650.82		\$1,819.21 CR
30 Jun 21	INTEREST		\$0.04	\$1,819.25 CR ✓

Important

- This provisional list is not a statement of account.
- It may include transactions which may appear on previous statements.
- It may not include all transactions processed since last statement was issued.
- With the exception of cheque serial numbers, the details shown in the particulars column may be an abbreviation.
- Inclusion of a debit does not always indicate payment by the bank.


NAB Classic Banking

 For further information call the
 Business Servicing Team on 13 10 12


002/000535


 R & J ANDREWS SUPERFUND
 22 FIGTREE LANE
 MAROOCHYDORE QLD 4558

Account Balance Summary

Opening balance	\$1,124.88	Cr
Total credits	\$10,500.07	
Total debits	\$9,904.92	
Closing balance	\$1,720.03	Cr

Statement starts 21 November 2020
Statement ends 21 May 2021
Outlet Details

 Caloundra
 Shop B1, Stockland Shopping Centre
 47 Bowman Rd, Caloundra Qld 4551

Account Details

 ROBERT JAMES ANDREWS AND JANENE ALLISON ANDREWS AT
 BSB number 084-484
 Account number 39-546-7704

For Your Information

We're changing the way you'll get your statements for this account. From your next statement date, you'll no longer receive a statement in the post - instead we'll make your statements available via your NAB App and NAB Internet Banking. We'll let you know by email when your statements are ready, so please make sure your email address is up to date in the NAB App or NAB Internet Banking. If you'd prefer to have statements posted to you, please complete the form at nab.com.au/paperstatements within the next 25 days. Want to know more? Head to nab.com.au/helpguides.

Transaction Details

Date	Particulars	Debits	Credits	Balance
21 Nov 2020	Brought forward			1,124.88 Cr
15 Dec 2020	Mtge Payment Rjans 010842.....		1,750.00	2,874.88 Cr
21 Dec 2020	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,224.06 Cr
31 Dec 2020	Interest.....		0.03	1,224.09 Cr
15 Jan 2021	Mtge Payment Rjans 010842.....		1,750.00	2,974.09 Cr
20 Jan 2021	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,323.27 Cr
17 Feb 2021	Mtge Payment Rjans 010842.....		1,750.00	3,073.27 Cr
22 Feb 2021	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,422.45 Cr
15 Mar 2021	Mtge Payment Rjans 010842.....		1,750.00	3,172.45 Cr
22 Mar 2021	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,521.63 Cr
31 Mar 2021	Interest.....		0.04	1,521.67 Cr
15 Apr 2021	Mtge Payment Rjans 010842.....		1,750.00	3,271.67 Cr
20 Apr 2021	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,620.85 Cr
17 May 2021	Mtge Payment Rjans 010842.....		1,750.00	3,370.85 Cr
20 May 2021	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,720.03 Cr

141/08/01/M/000535/S/000763/1001525

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			926.50 Cr
30 Sep 2020	Interest.....		0.02	926.52 Cr
15 Oct 2020	Mtge Payment Rjans 010842.....		1,750.00	2,676.52 Cr
20 Oct 2020	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,025.70 Cr
16 Nov 2020	Mtge Payment Rjans 010842.....		1,750.00	2,775.70 Cr
20 Nov 2020	Loan Instalment To A/C 395459974 244344.....	1,650.82		1,124.88 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

325/34/05/M/052195/S/089599/PL79198


NAB Classic Banking

 For further information call the
 Business Servicing Team on 13 10 12

Account Balance Summary

Opening balance	\$529.76	Cr
Total credits	\$10,500.04	
Total debits	\$9,904.92	
Closing balance	\$1,124.88	Cr

Statement starts 22 May 2020
Statement ends 20 November 2020

A 4-484

R & J ANDREWS SUPERFUND
 22 FIGTREE LANE
 MAROOCHYDORE QLD 4558

Outlet Details

Caloundra
 Shop B1, Stockland Shopping Centre
 47 Bowman Rd, Caloundra Qld 4551

Account Details

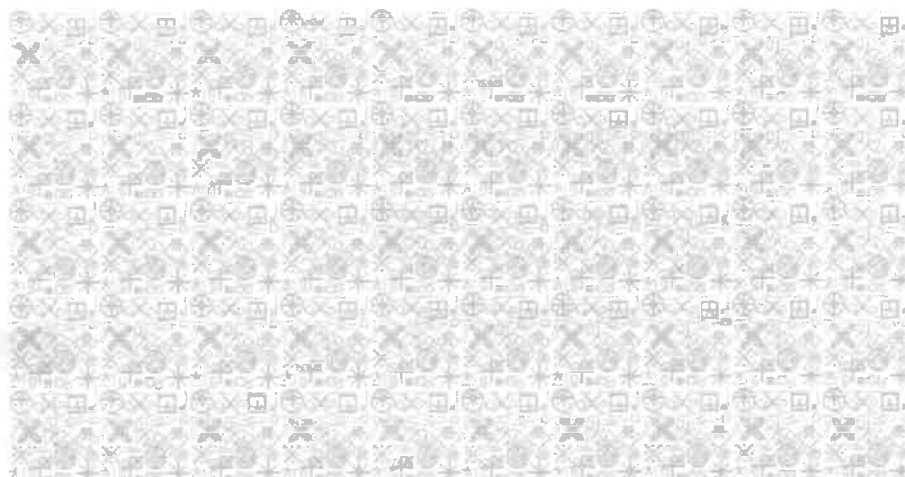
ROBERT JAMES ANDREWS AND JANENE ALLISON ANDREWS AT
 BSB number 084-484
 Account number 39-546-7704

For Your Information

*IF YOU HOLD A GOVERNMENT CONCESSION CARD AND ARE PLANNING
 TO OPEN A NEW, NAB CLASSIC BANKING OR
 NAB RETIREMENT ACCOUNT,
 THERE HAVE BEEN RECENT UPDATES TO CLAUSE 1.7A OF THE PERSONAL TRANSACTION AND
 SAVINGS PRODUCTS TERMS AND CONDITIONS ON HOW TO PREVENT OVERDRAWING.
 YOU CAN VIEW THE TERMS AND CONDITIONS AT
 NAB.COM.AU/TRANSACTIONINFO
 OR REQUEST THE LATEST COPY AT YOUR LOCAL BRANCH.*

Transaction Details

Date	Particulars	Debits	Credits	Balance
22 May 2020	Brought forward			529.76 Cr
15 Jun 2020	Mtge Payment Rjans 010842.....		1,750.00	2,279.76 Cr
22 Jun 2020	Loan Instalment To A/C 395459974 244344.....	1,650.82		628.94 Cr
30 Jun 2020	Interest.....		0.02	628.96 Cr
1 Jul 2020	***** The Following Information Concerning This Account Is Provided To Assist In Preparing Your 2019/20 Tax Return Credit Interest Paid - 2019/20 Financial Year 0.07 Resident Withholding Tax - 2019/20 Financial Year 0.00 If You Have Any Queries, Please Call The Account Enquiries Number On The Top Of This Statement. *****			628.96 Cr
15 Jul 2020	Mtge Payment Rjans 010842.....		1,750.00	2,378.96 Cr
20 Jul 2020	Loan Instalment To A/C 395459974 244344.....	1,650.82		728.14 Cr
17 Aug 2020	Mtge Payment Rjans 010842.....		1,750.00	2,478.14 Cr
20 Aug 2020	Loan Instalment To A/C 395459974 244344.....	1,650.82		827.32 Cr
15 Sep 2020	Mtge Payment Rjans 010842.....		1,750.00	2,577.32 Cr
21 Sep 2020	Loan Instalment To A/C 395459974 244344.....	1,650.82		926.50 Cr
	Carried forward			926.50 Cr



Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			2,356.43
23 Jun 2021	INTERNET TRANSFER CREDIT FROM 507005652 REF NO 50215622		3,000.00	5,356.43
23 Jun 2021	INTERNET EXTERNAL TRANSFER TO 064406 010620281 REF NO 44327620 I015629 Andrews	220.00 ✓		5,136.43
23 Jun 2021	INTERNET EXTERNAL TRANSFER TO 064406 010620281 REF NO 80888622 I015526 Andrews	2,333.93 ✓		2,802.50
23 Jun 2021	BPAY DEBIT VIA INTERNET UNITYWATER 0997090519 REFERENCE NUMBER 27971651	285.52 ✓		2,516.98
30 Jun 2021	INTERNET EXTERNAL TRANSFER TO 064406 010620281 REF NO 36217442 I015818 Hudbel	275.00 ✓		2,241.98
30 Jun 2021	BPAY DEBIT VIA INTERNET ASIC 2291644891502 REFERENCE NUMBER 76324442	55.00 ✓		2,186.98
30 Jun 2021	DIRECT CREDIT ATO ATO007000014514216		8,439.07	10,626.05
	CLOSING BALANCE			10,626.05 ✓

Summary of Interest, Fees and Charges on this account for period 1 April 2021 - 30 June 2021

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

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

Please retain this statement for taxation purposes.



002
MR R J AND MRS J A ANDREWS
ATF R & J ANDREWS SUPERFUND ✓
22 FIGTREE LNE
MAROOCHYDORE QLD 4558

Account Summary

BSB Number	484-799
Account Number	507005709 ✓
Statement Period	1/04/2021 - 30/06/2021

Opening Balance	\$2,468.02
Total Withdrawals	\$8,419.45 -
Total Deposits	\$16,577.48+
Closing Balance	\$10,626.05

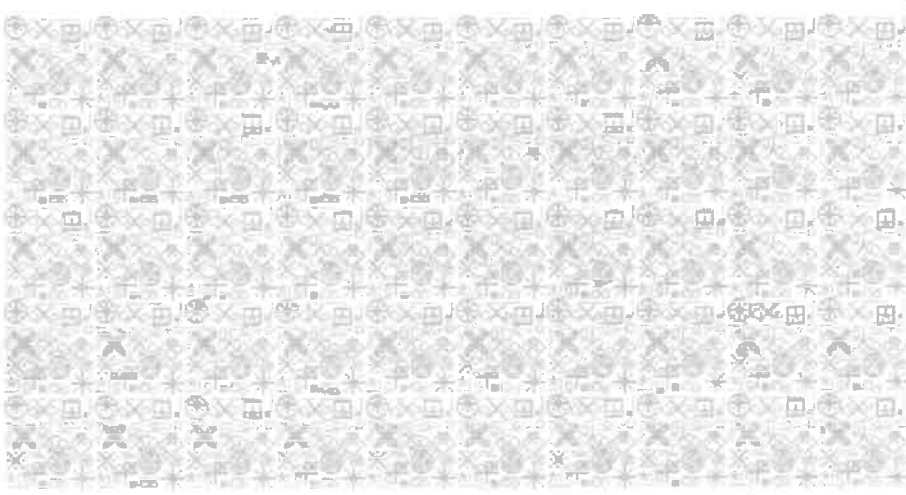
Important information for home and other property owners: Protecting your property with adequate insurance is often a condition of your loan. We recommend you review the terms and conditions concerning insurance in any security you have granted to us to make sure you are complying. It's important to be sure that you have an appropriate level of insurance cover in the event of your property being damaged or destroyed. Suncorp Bank recommends that you check your cover regularly with your insurer, to evaluate your insurance needs and be sure you're fully covered. The Australian Securities and Investments Commission (ASIC) provides independent information on property insurance and the risks of underinsurance. Find out more at www.moneysmart.gov.au



Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			2,468.02
1 Apr 2021	DIRECT CREDIT PV Central Pty L BW56		1,353.01	3,821.03
14 Apr 2021	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		2,071.03
4 May 2021	DIRECT CREDIT PV Central Pty L BW56		1,548.30	3,619.33
9 May 2021	INTERNET TRANSFER CREDIT FROM 507005652 REF NO 296492		1,000.00	4,619.33
14 May 2021	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		2,869.33
1 Jun 2021	DIRECT CREDIT PV Central Pty L BW56		1,237.10	4,106.43
14 Jun 2021	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		2,356.43
	BALANCE CARRIED FORWARD			2,356.43

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Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			3,736.40
16 Feb 2021	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		1,986.40
1 Mar 2021	DIRECT CREDIT PV Central Pty L BW56		1,237.10	3,223.50
14 Mar 2021	BPAY DEBIT VIA INTERNET DEFT PAYMENTS 3053425601000000056 REFERENCE NUMBER 17906471	2,005.48 ✓		1,218.02
14 Mar 2021	INTERNET TRANSFER CREDIT FROM 507005652 REF NO 80222472		3,000.00	4,218.02
14 Mar 2021	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		2,468.02
	CLOSING BALANCE			2,468.02

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Summary of Interest, Fees and Charges on this account for period 1 January 2021 - 31 March 2021

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

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Please retain this statement for taxation purposes.



002
MR R J AND MRS J A ANDREWS
ATF R & J ANDREWS SUPERFUND
22 FIGTREE LNE
MAROOCHYDORE QLD 4558

Account Summary

Opening Balance	\$858.46
Total Withdrawals	\$9,222.05 -
Total Deposits	\$10,831.61+
Closing Balance	\$2,468.02

BSB Number **484-799**

Account Number **507005709**

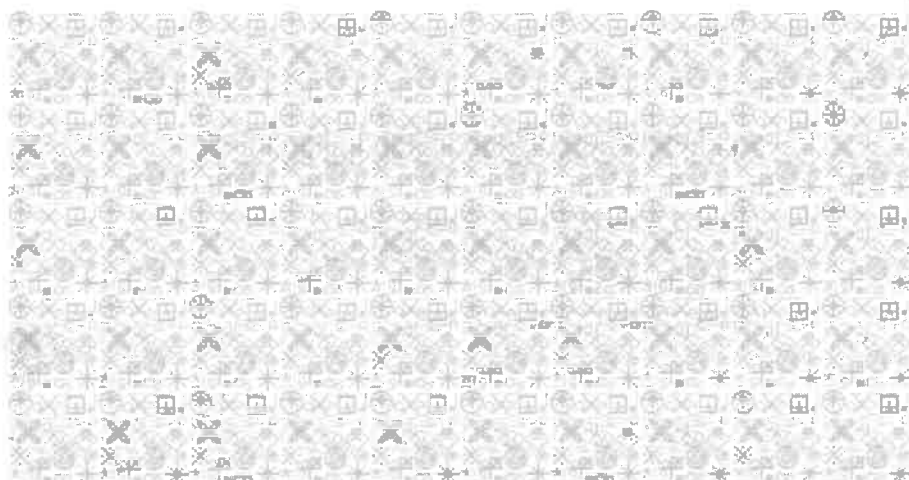
Statement Period **1/01/2021 - 31/03/2021**

Important information for home and other property owners: Protecting your property with adequate insurance is often a condition of your loan. We recommend you review the terms and conditions concerning insurance in any security you have granted to us to make sure you are complying. It's important to be sure that you have an appropriate level of insurance cover in the event of your property being damaged or destroyed. Suncorp Bank recommends that you check your cover regularly with your insurer, to evaluate your insurance needs and be sure you're fully covered. The Australian Securities and Investments Commission (ASIC) provides independent information on property insurance and the risks of underinsurance. Find out more at www.moneysmart.gov.au

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			858.46
4 Jan 2021	DIRECT CREDIT PV Central Pty L BW56		1,548.26	2,406.72
13 Jan 2021	BPAY DEBIT VIA INTERNET TERRI SCHEER 710515974 REFERENCE NUMBER 91127620	399.00 ✓		2,007.72
14 Jan 2021	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		257.72
1 Feb 2021	DIRECT CREDIT PV Central Pty L BW56		1,046.25	1,303.97
16 Feb 2021	INTERNET TRANSFER CREDIT FROM 507005652 REF NO 72863271		4,000.00	5,303.97
16 Feb 2021	BPAY DEBIT VIA INTERNET SUNSHINE COAST CNCL 101371614 REFERENCE NUMBER 14380270	1,567.57 ✓		3,736.40
	BALANCE CARRIED FORWARD			3,736.40

Details are continued on the back of this page



Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			1,143.98
17 Dec 2020	BPAY DEBIT VIA INTERNET UNITYWATER 0997090519 REFERENCE NUMBER 26463592	285.52 ✓		858.46
	CLOSING BALANCE			858.46

Information about certain foreign exchange services

From 2 December 2020, our Foreign Cash and Foreign Cheque services will no longer be offered. Updated copies of the Terms and Conditions for Suncorp Bank Accounts and Continuing Credit Accounts and the Product Information Document will be available from this date at www.suncorp.com.au/documents. For further information please contact us on 13 11 55 or visit your nearest store.

Summary of Interest, Fees and Charges on this account for period 1 October 2020 - 31 December 2020

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

Notes: Please check all entries on your statement and notify Suncorp Bank immediately of any errors or omissions. Should you have a query about your account please call 13 11 55.

Please retain this statement for taxation purposes.



002
MR R J AND MRS J A ANDREWS
ATF R & J ANDREWS SUPERFUND
22 FIGTREE LNE
MAROOCHYDORE QLD 4558

Account Summary

Opening Balance	\$2,647.37
Total Withdrawals	\$5,855.60 -
Total Deposits	\$4,066.69+
Closing Balance	\$858.46

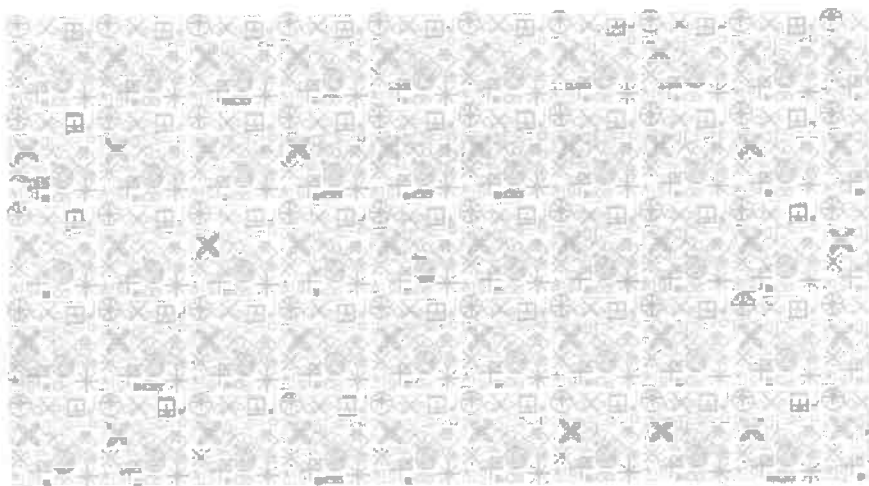
BSB Number	484-799
Account Number	507005709
Statement Period	1/10/2020 - 31/12/2020

Important information for home and other property owners: Protecting your property with adequate insurance is often a condition of your loan. We recommend you review the terms and conditions concerning insurance in any security you have granted to us to make sure you are complying. It's important to be sure that you have an appropriate level of insurance cover in the event of your property being damaged or destroyed. Suncorp Bank recommends that you check your cover regularly with your insurer, to evaluate your insurance needs and be sure you're fully covered. The Australian Securities and Investments Commission (ASIC) provides independent information on property insurance and the risks of underinsurance. Find out more at www.moneysmart.gov.au

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			2,647.37
1 Oct 2020	DIRECT CREDIT PV Central Pty L BW56		1,237.06	3,884.43
14 Oct 2020	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		2,134.43
2 Nov 2020	DIRECT CREDIT PV Central Pty L BW56		1,548.25	3,682.68
6 Nov 2020	INTERNET EXTERNAL TRANSFER TO 034003 000314684 REF NO 64436391 INV4463	320.08 ✓		3,362.60
14 Nov 2020	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		1,612.60
1 Dec 2020	DIRECT CREDIT PV Central Pty L BW56		1,281.38	2,893.98
14 Dec 2020	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		1,143.98
	BALANCE CARRIED FORWARD			1,143.98

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Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			3,606.2
17 Aug 2020	BPAY DEBIT VIA INTERNET SUNSHINE COAST CNCL 101371614 REFERENCE NUMBER 64308732	1,529.95 ✓		2,076.2
17 Aug 2020	BPAY DEBIT VIA INTERNET UNITYWATER 0997090519 REFERENCE NUMBER 9140740	299.75 ✓		1,776.5
17 Aug 2020	INTERNET TRANSFER CREDIT FROM 507005652 REF NO 10371741		2,000.00	3,776.5
25 Aug 2020	DIRECT CREDIT AMC TRUST AMCNRAS BIR56		1,822.19	5,598.7
1 Sep 2020	DIRECT CREDIT PV Central Pty L BW56		1,284.12	6,882.9
14 Sep 2020	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		5,132.9
16 Sep 2020	BPAY DEBIT VIA INTERNET UNITYWATER 0997090519 REFERENCE NUMBER 7967751	251.75 ✓		4,881.2
16 Sep 2020	BPAY DEBIT VIA INTERNET STRATAPAY-LEVY 130451553 REFERENCE NUMBER 18785751	2,013.70 ✓		2,867.5
23 Sep 2020	INTERNET EXTERNAL TRANSFER TO 064406 010620281 REF NO 46915640 I011834	220.00		2,647.5
	CLOSING BALANCE			2,647.5

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Business Everyday Statement

13 11 55
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002
MR R J AND MRS J A ANDREWS
ATF R & J ANDREWS SUPERFUND
22 FIGTREE LNE
MAROOCHYDORE QLD 4558

Account Summary

Opening Balance	\$4,886.48
Total Withdrawals	\$9,894.15 -
Total Deposits	\$7,655.04+
Closing Balance	\$2,647.37

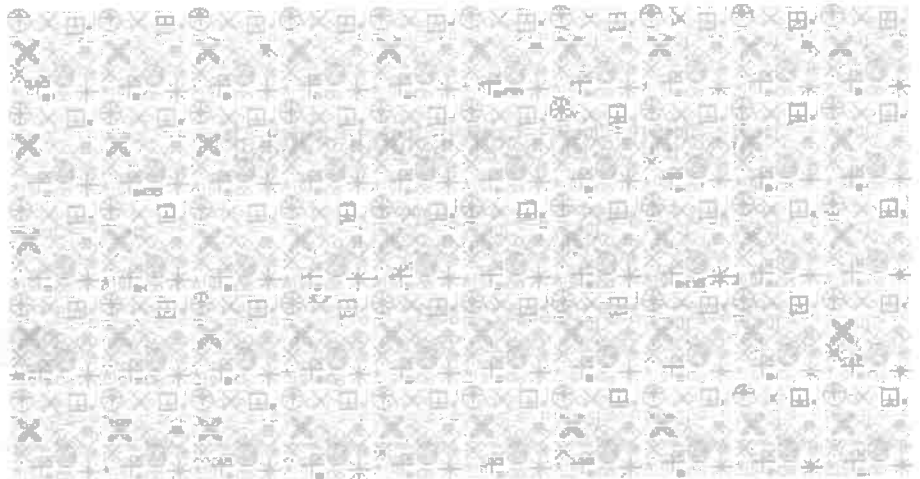
BSB Number	484-799
Account Number	507005709
Statement Period	1/07/2020 - 30/09/2020

Important information for home and other property owners: Protecting your property with adequate insurance is often a condition of your loan. We recommend you review the terms and conditions concerning insurance in any security you have granted to us to make sure you are complying. It's important to be sure that you have an appropriate level of insurance cover in the event of your property being damaged or destroyed. Suncorp Bank recommends that you check your cover regularly with your insurer, to evaluate your insurance needs and be sure you're fully covered. The Australian Securities and Investments Commission (ASIC) provides independent information on property insurance and the risks of underinsurance. Find out more at www.moneysmart.gov.au

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			4,886.48
1 Jul 2020	DIRECT CREDIT PV Central Pty L BW56		1,000.48	5,886.96
8 Jul 2020	BPAY DEBIT VIA INTERNET ASIC 2291644891502 REFERENCE NUMBER 37612531	54.00 ✓		5,832.96
8 Jul 2020	INTERNET EXTERNAL TRANSFER TO 064406 010620281 REF NO 54534531 I012023 Hudbel	275.00 ✓		5,557.96
14 Jul 2020	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		3,807.96
3 Aug 2020	DIRECT CREDIT PV Central Pty L BW56		1,548.25	5,356.21
14 Aug 2020	TRANSFER DEBIT TO 084484 395467704 MTGE PAYMENT	1,750.00		3,606.21
	BALANCE CARRIED FORWARD			3,606.21

Details are continued on the back of this page



Account Transactions Continued

Date	Transaction Details	Withdrawal	Deposit	Balance
	BALANCE BROUGHT FORWARD			28,131.71
9 May 2021	INTERNET TRANSFER DEBIT TO 507005709 REFERENCE NO 296492	1,000.00		27,131.71
13 May 2021	DIRECT CREDIT AIA AUSTRALIA LT 67501618		4,262.04	31,393.75
31 May 2021	CREDIT INTEREST		5.10	31,398.85
1 Jun 2021	DIRECT DEBIT CLEARVIEWLIFEINV 518995252013359886	151.41		31,247.44
23 Jun 2021	INTERNET TRANSFER DEBIT TO 507005709 REFERENCE NO 50215622	3,000.00		28,247.44
30 Jun 2021	CREDIT INTEREST		5.00	28,252.44
	CLOSING BALANCE			28,252.44 ✓

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Summary of Interest, Fees and Charges on this account for period 1 January 2021 - 30 June 2021

	This Period	1 July to date	Government:	This Period	1 July to date
Suncorp:					
Interest Paid	\$41.91	\$131.10 ✓	Government Duties/Taxes	\$0.00	
Interest Charged	\$0.00	\$0.00	Withholding Tax	\$9.00	\$48.00
Bank Fees Charged	\$0.00		Other Financial Institutions:		
			ATM Operator Fee	\$0.00	

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Please retain this statement for taxation purposes.



002
MR R J AND MRS J A ANDREWS ✓
ATF R & J ANDREWS SUPERFUND ✓
22 FIGTREE LNE
MAROOCHYDORE QLD 4558

Account Summary

Opening Balance	\$38,612.90
Total Withdrawals	\$16,660.83 -
Total Deposits	\$6,300.37+
Closing Balance	\$28,252.44

BSB Number **484-799**Account Number **507005652** ✓Statement Period **1/01/2021 - 30/06/2021**

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			38,612.90
31 Jan 2021	CREDIT INTEREST		11.48	38,624.38
31 Jan 2021	RESIDENT WITHHOLDING TAX	5.00 ✓		38,619.38
16 Feb 2021	INTERNET TRANSFER DEBIT TO 507005709 REFERENCE NO 72863271	4,000.00		34,619.38
25 Feb 2021	DIRECT CREDIT BLUE MOON PROPER Blue Moon Wages		1,500.40	36,119.78
28 Feb 2021	CREDIT INTEREST		9.93	36,129.71
28 Feb 2021	RESIDENT WITHHOLDING TAX	4.00 ✓		36,125.71
9 Mar 2021	DIRECT DEBIT AIA AUSTRALIA 67501618 14/03/21	5,197.60		30,928.11
14 Mar 2021	INTERNET TRANSFER DEBIT TO 507005709 REFERENCE NO 80222472	3,000.00		27,928.11
31 Mar 2021	DIRECT DEBIT CLEARVIEWLIFEINV 518995252013236499	151.41		27,776.70
31 Mar 2021	CREDIT INTEREST		5.78	27,782.48
12 Apr 2021	DIRECT CREDIT ATO ATO001000014936717		496.02	28,278.50
30 Apr 2021	CREDIT INTEREST		4.62	28,283.12
3 May 2021	DIRECT DEBIT CLEARVIEWLIFEINV 518995252013298929	151.41		28,131.71
	BALANCE CARRIED FORWARD			28,131.71

Details are continued on the back of this page



Business Saver Statement

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002
MR R J AND MRS J A ANDREWS
ATF R & J ANDREWS SUPERFUND
22 FIGTREE LNE
MAROOCHYDORE QLD 4558

Account Summary

Opening Balance	\$39,055.49
Total Withdrawals	\$2,039.00 -
Total Deposits	\$1,596.41+
Closing Balance	\$38,612.90

BSB Number	484-799
Account Number	507005652
Statement Period	1/07/2020 - 31/12/2020

Account Transactions

Date	Transaction Details	Withdrawal	Deposit	Balance
	Opening Balance			39,055.49
31 Jul 2020	CREDIT INTEREST		16.58	39,072.07
31 Jul 2020	RESIDENT WITHHOLDING TAX	7.00 ✓		39,065.07
17 Aug 2020	INTERNET TRANSFER DEBIT TO 507005709 REFERENCE NO 10371741	2,000.00		37,065.07
31 Aug 2020	CREDIT INTEREST		16.18	37,081.25
31 Aug 2020	RESIDENT WITHHOLDING TAX	7.00 ✓		37,074.25
8 Sep 2020	DIRECT CREDIT KingTruss Super Rob Andrews Super		548.08	37,622.33
17 Sep 2020	DIRECT CREDIT KingTrussApri Su R Andrews AprSper		411.06	38,033.39
21 Sep 2020	DIRECT CREDIT King Truss Super RobAndrews Super		548.08	38,581.47
30 Sep 2020	CREDIT INTEREST		15.56	38,597.03
30 Sep 2020	RESIDENT WITHHOLDING TAX	7.00 ✓		38,590.03
31 Oct 2020	CREDIT INTEREST		16.39	38,606.42
31 Oct 2020	RESIDENT WITHHOLDING TAX	7.00 ✓		38,599.42
30 Nov 2020	CREDIT INTEREST		13.01	38,612.43
30 Nov 2020	RESIDENT WITHHOLDING TAX	6.00 ✓		38,606.43
31 Dec 2020	CREDIT INTEREST		11.47	38,617.90
31 Dec 2020	RESIDENT WITHHOLDING TAX	5.00 ✓		38,612.90
	CLOSING BALANCE			38,612.90

Details are continued on the back of this page

R & J Andrews Superfund

Transactions: Unit 56/101 Broadwater on the Peninsula - R & J Andrews Superfund

Date Range: 01/07/2019 to 30/06/2020

Unit 56/101 Broadwater on the Peninsula

	Date	Narrative	Debit	Credit	Balance	Quantity
Unit 56/101 Broadwater on the Peninsula						
	01/07/2019	Opening Balance	\$ 1,172.86	\$	1,172.86 Dr	
	01/07/2019	Rental Income/Disbursements Received	\$	1,172.86	\$ 0.00 Cr	
	02/01/2020	Rental Income/Disbursements Received	\$	14,343.00	\$ 14,343.00 Cr	
	30/06/2020	Rental Statement for year	\$ 15,189.48	\$	846.48 Dr	
Total Unit 56/101 Broadwater on the Peninsula			\$ 16,362.34	\$ 15,515.86	\$ 846.48 Dr	
Total Unit 56/101 Broadwater on the Peninsula			\$ 16,362.34	\$ 15,515.86	\$ 846.48 Dr	

reconciled against rental statement to nil



NAB Tailored Home Loan
For further information call the
Business Servicing Team on 13 10 12

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R & J ANDREWS SUPERFUND
22 FIGTREE LANE ✓
MAROOCHYDORE QLD 4558

Account Balance Summary

Opening balance	\$214,658.01	Dr
Total credits	\$9,904.92	
Total debits	\$6,463.76	
Closing balance	\$211,216.85	Dr

Statement starts 22 June 2021
Statement ends 21 December 2021

Available Redraw \$0.00

bank fees = \$8 x 12=\$96 ✓

Outlet Details

Caloundra
Shop B1, Stockland Shopping Centre
47 Bowman Rd, Caloundra Qld 4551

Account Details

ROBERT JAMES ANDREWS AND JANENE ALLISON ANDREWS AT
BSB number 084-484
Account number 39-545-9974 ✓

Offset Account Details

No offset account linked

Transaction Details

Date	Particulars	Debits	Credits	Balance
22 Jun 2021	Brought forward			214,658.01 Dr
22 Jun 2021	Please Note Your Current Debit Interest Rate Is 5.97%			214,658.01 Dr
30 Jun 2021	Debit Interest This Financial Year To Date \$13,066.06			
	Interest Charged	1,058.96		
	Loan Service Fee	8.00		215,724.97 Dr ✓
20 Jul 2021	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	214,074.15 Dr
30 Jul 2021	Debit Interest This Financial Year To Date \$1,055.83			
	Interest Charged	1,055.83		
	Loan Service Fee	8.00 ✓		215,137.98 Dr
20 Aug 2021	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	213,487.16 Dr
31 Aug 2021	Debit Interest This Financial Year To Date \$2,178.89			
	Interest Charged	1,123.06		
	Loan Service Fee	8.00		214,618.22 Dr
20 Sep 2021	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	212,967.40 Dr
30 Sep 2021	Debit Interest This Financial Year To Date \$3,229.29			
	Interest Charged	1,050.40		
	Loan Service Fee	8.00		214,025.80 Dr
20 Oct 2021	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	212,374.98 Dr
29 Oct 2021	Debit Interest This Financial Year To Date \$4,242.05			
	Interest Charged	1,012.76		
	Loan Service Fee	8.00		213,395.74 Dr
22 Nov 2021	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	211,744.92 Dr
29 Nov 2021	It's a condition of your loan that you maintain insurance on the mortgaged property at all times for at least the full replacement value of the property. Please confirm with your insurer that your policy adequately protects your property. For more information on property insurance go to Carried forward			211,744.92 Dr

355754/02/M019055/5038730/1077459

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			216,855.08 Dr
20 May 2021	Loan Instalment Andrews From A/C 39-546-7704		1,650.82	215,204.26 Dr
31 May 2021	Debit Interest This Financial Year To Date \$12,007.10 Interest Charged	1,096.57		216,308.83 Dr
	Loan Service Fee	8.00		
21 Jun 2021	Loan Instalment Andrews From A/C 39-546-7704		1,650.82	214,658.01 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

*Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.*

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

Any "Available Redraw" amount is available provided that you satisfy the conditions for redraw in your agreement.

172/08/01/AM000233/5000415/1000830



002/000233
R & J ANDREWS SUPERFUND
22 FIGTREE LANE
MAROOCHYDORE QLD 4558

Account Balance Summary

Opening balance	\$218,032.39	Dr
Total credits	\$9,904.92	
Total debits	\$6,530.54	
Closing balance	\$214,658.01	Dr

Statement starts 22 December 2020
Statement ends 21 June 2021

Available Redraw \$0.00

Outlet Details

Caloundra
Shop B1, Stockland Shopping Centre
47 Bowman Rd, Caloundra Qld 4551

Account Details

ROBERT JAMES ANDREWS AND JANENE ALLISON ANDREWS AT
BSB number 084-484
Account number 39-545-9974

Offset Account Details

No offset account linked

For Your Information

We're changing the way you'll get your statements for this account. From your next statement date, you'll no longer receive a statement in the post - instead we'll make your statements available via your NAB App and NAB Internet Banking. We'll let you know by email when your statements are ready, so please make sure your email address is up to date in the NAB App or NAB Internet Banking. If you'd prefer to have statements posted to you, please complete the form at nab.com.au/paperstatements within the next 25 days. Want to know more? Head to nab.com.au/helpguides.

Transaction Details

Date	Particulars	Debits	Credits	Balance
22 Dec 2020	Brought forward			218,032.39 Dr
22 Dec 2020	Please Note Your Current Debit Interest Rate Is 5.97%			218,032.39 Dr
31 Dec 2020	Debit Interest This Financial Year To Date \$6,635.74			
	Interest Charged	1,111.18		
	Loan Service Fee	8.00		219,151.57 Dr
20 Jan 2021	Loan Instalment Andrews From A/C 39-546-7704		1,650.82	217,500.75 Dr
29 Jan 2021	Debit Interest This Financial Year To Date \$7,672.81			
	Interest Charged	1,037.07		
	Loan Service Fee	8.00		218,545.82 Dr
22 Feb 2021	Loan Instalment Andrews From A/C 39-546-7704		1,650.82	216,895.00 Dr
26 Feb 2021	Debit Interest This Financial Year To Date \$8,672.61			
	Interest Charged	999.80		
	Loan Service Fee	8.00		217,902.80 Dr
22 Mar 2021	Loan Instalment Andrews From A/C 39-546-7704		1,650.82	216,251.98 Dr
31 Mar 2021	Debit Interest This Financial Year To Date \$9,846.32			
	Interest Charged	1,173.71		
	Loan Service Fee	8.00		217,433.69 Dr
20 Apr 2021	Loan Instalment Andrews From A/C 39-546-7704		1,650.82	215,782.87 Dr
30 Apr 2021	Debit Interest This Financial Year To Date \$10,910.53			
	Interest Charged	1,064.21		
	Loan Service Fee	8.00		216,855.08 Dr
	Carried forward			216,855.08 Dr

172/08/01/M000233/S000415/1000829



002/000151



R & J ANDREWS SUPERFUND
 22 FIGTREE LANE
 MAROOCHYDRE QLD 4558

Account Balance Summary

Opening balance	\$219,683.21	Dr
Total credits	\$1,650.82	
Total debits	\$0.00	
Closing balance	\$218,032.39	Dr

Statement starts 1 December 2020
Statement ends 21 December 2020

Available Redraw \$0.00

Outlet Details

Caloundra
 Shop B1, Stockland Shopping Centre
 47 Bowman Rd, Caloundra Qld 4551

Account Details

ROBERT JAMES ANDREWS AND JANENE ALLISON ANDREWS AT
 BSB number 084-484
 Account number 39-545-9974

Offset Account Details

No offset account linked

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Dec 2020	Brought forward			219,683.21 Dr
1 Dec 2020	Please Note Your Current Debit Interest Rate Is 5.97%			219,683.21 Dr
21 Dec 2020	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	218,032.39 Dr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
 For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet.
 Please retain this statement for taxation purposes

Explanatory Notes

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 Any "Available Redraw" amount is available provided that you satisfy the conditions for redraw in your agreement.

356/08/01/M/000151/S000231/T000461

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			218,561.35 Dr
	insurer that your policy adequately protects your property. For more information on property insurance go to www.moneysmart.gov.au			218,561.35 Dr
30 Nov 2020	Debit Interest This Financial Year To Date \$5,524.56			
	Interest Charged	1,113.86		
	Loan Service Fee	8.00		219,683.21 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
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335/08/01/0000854/5001075/1002150



002/000854



R & J ANDREWS SUPERFUND
22 FIGTREE LANE
MAROOCHYDORE QLD 4558

Account Balance Summary

Opening balance	\$222,851.33	Dr
Total credits	\$9,904.92	
Total debits	\$6,736.80	
Closing balance	\$219,683.21	Dr

Statement starts 20 June 2020
Statement ends 30 November 2020

Available Redraw \$0.00

Outlet Details

Caloundra
Shop B1, Stockland Shopping Centre
47 Bowman Rd, Caloundra Qld 4551

Account Details

ROBERT JAMES ANDREWS AND JANENE ALLISON ANDREWS AT
BSB number 084-484
Account number 39-545-9974

Offset Account Details

No offset account linked

Transaction Details

Date	Particulars	Debits	Credits	Balance
20 Jun 2020	Brought forward			222,851.33 Dr
22 Jun 2020	Please Note Your Current Debit Interest Rate Is 5.97%			
	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	221,200.51 Dr
30 Jun 2020	Debit Interest This Financial Year To Date \$14,093.06			
	Interest Charged	1,164.24		
	Loan Service Fee	8.00		222,372.75 Dr
20 Jul 2020	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	220,721.93 Dr
31 Jul 2020	Debit Interest This Financial Year To Date \$1,124.55			
	Interest Charged	1,124.55		
	Loan Service Fee	8.00		221,854.48 Dr
20 Aug 2020	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	220,203.66 Dr
31 Aug 2020	Debit Interest This Financial Year To Date \$2,246.47			
	Interest Charged	1,121.92		
	Loan Service Fee	8.00		221,333.58 Dr
21 Sep 2020	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	219,682.76 Dr
30 Sep 2020	Debit Interest This Financial Year To Date \$3,330.09			
	Interest Charged	1,083.62		
	Loan Service Fee	8.00		220,774.38 Dr
20 Oct 2020	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	219,123.56 Dr
30 Oct 2020	Debit Interest This Financial Year To Date \$4,410.70			
	Interest Charged	1,080.61		
	Loan Service Fee	8.00		220,212.17 Dr
20 Nov 2020	Loan Instalment Andrews			
	From A/C 39-546-7704		1,650.82	218,561.35 Dr
27 Nov 2020	It's a condition of your loan that you maintain insurance on the mortgaged property at all times for at least the full replacement value of the property. Please confirm with your Carried forward			218,561.35 Dr

335/08/01/AD000854/S001075/1002149



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR R & J
ANDREWS SUPERFUND
ABN 15 662 436 134
TFN 948 354 771

Income tax 551

Date generated	24/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from **01 May 2020** to **30 July 2021** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
28 Jun 2021	28 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$8,439.07	\$8,439.07 CR
28 Jun 2021	1 Jul 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$8,439.07		\$0.00