



## SUPERFUND - CLIENT ACCOUNTING CHECKLIST

Client Name: Earl Superannuation Fund  
 Client Code: EARL006  
 Partner/Manager: MH / SA

Period Ended: 30 June 2021  
 Accountant: Eddy Lee  
**DUE DATE: 16/05/2022**

GENERAL INDEX	WP Ref	N/A	Completed	Reviewed
Points Carried Forward	1	✓		
Check Engagement Letter for Quote \$	2	✓		
Financial Statements	3		✓	✓
Depreciation Schedule	4		✓	✓
Income Tax Return	5		✓	✓
Members Annual Statements	6		✓	✓
Client Management Letter	7	✓		
Section 290-170 Notices	8	✓		
Investment Strategy	9	✓		
Minutes	10		✓	✓
Trial Balance	11		✓	✓
Review Notes	12	✓		
Query Sheet	13	✓		
Bank Reconciliations	14		✓	✓
Trust Tax Statements	15	✓		
Dividend Statements	16	✓		
Capital Gains Tax Reports - BGL	17	✓		
End of Period Closing Figures - Cash on Hand, Debtors and Creditors	18		✓	✓
GST - Complete Worksheet - Note Variances	19		✓	✓
Other Source Documents	20		✓	✓
Tax Reconciliation	21		✓	✓
General Ledger	22		✓	✓
Create Entries Report	23		✓	✓
Tax Agent Portal Reports	24		✓	✓
Market Value of Investments	25		✓	✓
Actuarial Certificate	26	✓		
Pension Documents	27	✓		
ETP Roll-In Documents	28	✓		
Rental Property Summary	29		✓	✓
LRBA Documentation	30		✓	✓
Super Contribution Breakdown Report	31		✓	✓
Self Review Checklist	32		✓	✓

### ADMIN - To Do:

Scan workpapers	✓	Print letter	✓	
PDF copy to file	✓	Client Records?	N	(please circle which)
Payment Slip?	✓	Email / Post	E	(please circle which)

Completed By: Eddy Lee	Date: 04/08/2021
Reviewed By: <b>Stuart Arthur</b>	Date: <b>10/08/2021</b>

**REVIEWED**

By Stuart Arthur at 1:55 pm, Aug 10, 2021

---

Financial statements and reports for the year ended  
30 June 2021

Earl Superannuation Fund

**Earl Superannuation Fund**  
**Reports Index**

---

Statement of Financial Position

Detailed Statement of Financial Position

Operating Statement

Detailed Operating Statement

Notes to the Financial Statements

Statement of Taxable Income

Trustees Declaration

Investment Summary with Market Movement

---

Earl Superannuation Fund  
**Statement of Financial Position**

As at 30 June 2021

	Note	2021 \$	2020 \$
<b>Assets</b>			
<b>Investments</b>			
Plant and Equipment (at written down value) - Unitised	2	16,695.36	18,016.66
Real Estate Properties (Australian - Non Residential)	3	1,735,120.73	1,566,790.02
<b>Total Investments</b>		<u>1,751,816.09</u>	<u>1,584,806.68</u>
<b>Other Assets</b>			
Sundry Debtors		8,669.80	23,872.15
St.George Freedom Business - 450608321		32,780.04	28,101.64
Borrowing Cost		2,311.51	3,411.51
Income Tax Refundable		0.00	8,544.00
Deferred Tax Asset		0.00	2,508.30
<b>Total Other Assets</b>		<u>43,761.35</u>	<u>66,437.60</u>
<b>Total Assets</b>		<u>1,795,577.44</u>	<u>1,651,244.28</u>
Less:			
<b>Liabilities</b>			
GST Payable		2,112.00	14,288.00
Income Tax Payable		4,613.55	0.00
PAYG Payable		0.00	6,000.00
Sundry Creditors		0.00	26,391.15
Deferred Tax Liability		20,717.59	0.00
Limited Recourse Borrowing Arrangements		719,826.07	770,438.25
<b>Total Liabilities</b>		<u>747,269.21</u>	<u>817,117.40</u>
<b>Net assets available to pay benefits</b>		<u>1,048,308.23</u>	<u>834,126.88</u>
Represented by:			
<b>Liability for accrued benefits allocated to members' accounts</b>	4, 5		
Earl, Anthony - Accumulation		570,076.00	455,012.80
Earl, Tracey - Accumulation		478,232.23	379,114.08
<b>Total Liability for accrued benefits allocated to members' accounts</b>		<u>1,048,308.23</u>	<u>834,126.88</u>

## Earl Superannuation Fund

# Detailed Statement of Financial Position

As at 30 June 2021

	Note	2021 \$	2020 \$
<b>Assets</b>			
<b>Investments</b>			
Plant and Equipment (at written down value) - Unitised	2		
Air Condition - Indoor unit PCB and wall controller ducted system		480.37	0.00
Solar System		16,214.99	18,016.66
Real Estate Properties (Australian - Non Residential)	3		
1/28 Flinders Parade, North Lakes		1,700,000.00	1,530,721.63
1/28 Flinders Parade, North Lakes - Capital Improvements		35,120.73	36,068.39
<b>Total Investments</b>		<u>1,751,816.09</u>	<u>1,584,806.68</u>
<b>Other Assets</b>			
Bank Accounts			
St.George Freedom Business - 450608321		32,780.04	28,101.64
Borrowing Cost		2,311.51	3,411.51
Sundry Debtors		8,669.80	23,872.15
Income Tax Refundable		0.00	8,544.00
Deferred Tax Asset		0.00	2,508.30
<b>Total Other Assets</b>		<u>43,761.35</u>	<u>66,437.60</u>
<b>Total Assets</b>		<u>1,795,577.44</u>	<u>1,651,244.28</u>
Less:			
<b>Liabilities</b>			
GST Payable		2,112.00	14,288.00
Income Tax Payable		4,613.55	0.00
Limited Recourse Borrowing Arrangements			
1/28 Flinders Parade, North Lakes		719,826.07	770,438.25
PAYG Payable		0.00	6,000.00
Sundry Creditors		0.00	26,391.15
Deferred Tax Liability		20,717.59	0.00
<b>Total Liabilities</b>		<u>747,269.21</u>	<u>817,117.40</u>
<b>Net assets available to pay benefits</b>		<u>1,048,308.23</u>	<u>834,126.88</u>
Represented By :			
<b>Liability for accrued benefits allocated to members' accounts</b>	4, 5		
Earl, Anthony - Accumulation		570,076.00	455,012.80
Earl, Tracey - Accumulation		478,232.23	379,114.08
<b>Total Liability for accrued benefits allocated to members' accounts</b>		<u>1,048,308.23</u>	<u>834,126.88</u>

Earl Superannuation Fund

# Detailed Statement of Financial Position

As at 30 June 2021

---

	Note	2021	2020
		\$	\$

---

**Earl Superannuation Fund**  
**Operating Statement**  
For the year ended 30 June 2021

	Note	2021 \$	2020 \$
<b>Income</b>			
<b>Investment Income</b>			
Property Income		93,143.90	76,075.76
<b>Investment Gains</b>			
Changes in Market Values	7	169,278.37	0.00
<b>Contribution Income</b>			
Employer Contributions		41,041.02	36,805.49
<b>Total Income</b>		<u>303,463.29</u>	<u>112,881.25</u>
<b>Expenses</b>			
Accountancy Fees		4,500.00	3,710.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		350.00	350.00
ASIC Fees		328.00	321.00
Bank Charges		839.87	840.44
Borrowing Cost		1,100.00	1,100.00
Depreciation		3,058.05	2,949.51
Interest Paid		29,575.82	40,108.62
Fines		0.00	80.00
Rental Property Expenses		21,431.76	8,433.29
		<u>61,442.50</u>	<u>58,151.86</u>
<b>Total Expenses</b>		<u>61,442.50</u>	<u>58,151.86</u>
<b>Benefits accrued as a result of operations before income tax</b>			
		<u>242,020.79</u>	<u>54,729.39</u>
Income Tax Expense	8	27,839.44	(2,508.30)
<b>Benefits accrued as a result of operations</b>		<u>214,181.35</u>	<u>57,237.69</u>

# Earl Superannuation Fund

## Detailed Operating Statement

For the year ended 30 June 2021

	2021	2020
	\$	\$
<b>Income</b>		
Property Income		
Prepaid Rent Received - 1/28 Flinders Parade, North Lakes	57,922.70	73,257.01
Rent Received - 1/28 Flinders Parade, North Lakes	35,221.20	2,818.75
	<u>93,143.90</u>	<u>76,075.76</u>
<b>Contribution Income</b>		
Employer Contributions - Concessional		
Anthony Earl	20,449.96	19,093.18
Tracey Earl	20,591.06	17,712.31
	<u>41,041.02</u>	<u>36,805.49</u>
<b>Investment Gains</b>		
Unrealised Movements in Market Value		
Real Estate Properties (Australian - Non Residential)		
1/28 Flinders Parade, North Lakes	169,278.37	0.00
	<u>169,278.37</u>	<u>0.00</u>
<b>Changes in Market Values</b>		
	<u>169,278.37</u>	<u>0.00</u>
<b>Total Income</b>	<u>303,463.29</u>	<u>112,881.25</u>
<b>Expenses</b>		
Accountancy Fees	4,500.00	3,710.00
ASIC Fees	328.00	321.00
ATO Supervisory Levy	259.00	259.00
Auditor's Remuneration	350.00	350.00
Bank Charges	839.87	840.44
Borrowing Cost	1,100.00	1,100.00
Fines	0.00	80.00
Interest Paid	29,575.82	40,108.62
	<u>36,952.69</u>	<u>46,769.06</u>
Depreciation		
1/28 Flinders Parade, North Lakes - Capital Improvements	947.66	947.66
Air Condition - Indoor unit PCB and wall controller ducted system	308.72	0.00
Solar System	1,801.67	2,001.85
	<u>3,058.05</u>	<u>2,949.51</u>
Rental Property Expenses		
Body Corporate Fees	9,367.43	2,709.22
Rates	2,812.20	2,871.29
Repairs and Maintenance Expenses	8,046.17	450.00
Sundry Expenses	0.00	615.00
Water Tax	1,205.96	1,787.78
	<u>21,431.76</u>	<u>8,433.29</u>
<b>Total Expenses</b>	<u>61,442.50</u>	<u>58,151.86</u>
<b>Benefits accrued as a result of operations before income tax</b>	<u>242,020.79</u>	<u>54,729.39</u>
<b>Income Tax Expense</b>		



Earl Superannuation Fund  
**Detailed Operating Statement**

For the year ended 30 June 2021

---

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
Income Tax Expense	27,839.44	(2,508.30)
<b>Total Income Tax</b>	<u>27,839.44</u>	<u>(2,508.30)</u>
<b>Benefits accrued as a result of operations</b>	<u>214,181.35</u>	<u>57,237.69</u>

---

# Notes to the Financial Statements

For the year ended 30 June 2021

---

## Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the Fund and the needs of members.

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

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

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

### a. Measurement of Investments

The Fund initially recognises:

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

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

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

Market value has been determined as follows:

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

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

### b. Cash and Cash Equivalents

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

### c. Revenue

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

# Notes to the Financial Statements

For the year ended 30 June 2021

---

## Interest revenue

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

## Dividend revenue

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

## Rental revenue

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

## Distribution revenue

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

## Remeasurement changes in market values

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

## Contributions

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

## d. Liability for Accrued Benefits

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

## e. Income Tax

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

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

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

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

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

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

## f. Goods and Services Tax (GST)

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

# Notes to the Financial Statements

For the year ended 30 June 2021

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

## g. Critical Accounting Estimates and Judgements

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

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

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

	2021 \$	2020 \$
Air Condition - Indoor unit PCB and wall controller ducted system	480.37	0.00
Solar System	16,214.99	18,016.66
	16,695.36	18,016.66

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

	2021 \$	2020 \$
1/28 Flinders Parade, North Lakes - Capital Improvements	35,120.73	36,068.39
1/28 Flinders Parade, North Lakes	1,700,000.00	1,530,721.63
	1,735,120.73	1,566,790.02

### Note 4: Liability for Accrued Benefits

	2021 \$	2020 \$
Liability for accrued benefits at beginning of year	834,126.88	776,889.19
Benefits accrued as a result of operations	214,181.35	57,237.69
Current year member movements	0.00	0.00
	1,048,308.23	834,126.88

### Note 5: Vested Benefits

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

**Notes to the Financial Statements**

For the year ended 30 June 2021

	2021 \$	2020 \$
Vested Benefits	1,048,308.23	834,126.88

**Note 6: Guaranteed Benefits**

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

**Note 7: Changes in Market Values****Unrealised Movements in Market Value**

	2021 \$	2020 \$
<b>Real Estate Properties (Australian - Non Residential)</b>		
1/28 Flinders Parade, North Lakes	169,278.37	0.00
	169,278.37	0.00
<b>Total Unrealised Movement</b>	169,278.37	0.00

**Realised Movements in Market Value**

	2021 \$	2020 \$
<b>Total Realised Movement</b>	0.00	0.00
<b>Changes in Market Values</b>	169,278.37	0.00

**Note 8: Income Tax Expense**

	2021 \$	2020 \$
The components of tax expense comprise		
Current Tax	4,613.55	0.00
Deferred Tax Liability/Asset	23,225.89	(2,508.30)
<b>Income Tax Expense</b>	27,839.44	(2,508.30)

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

Prima facie tax payable on benefits accrued before income tax at 15%	36,303.12	8,209.41
Less:		
Tax effect of:		
Increase in MV of Investments	25,391.76	0.00
Tax Losses Deducted	2,006.25	0.00

Earl Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2021

---

Tax Adjustment - Capital Works Expenditure (D1)	4,291.80	10,227.75
Add:		
Tax effect of:		
SMSF Non-Deductible Expenses	0.00	12.00
Tax Losses	0.00	2,006.25
Rounding	0.24	0.09
Income Tax on Taxable Income or Loss	4,613.55	0.00
Less credits:		
Current Tax or Refund	<u>4,613.55</u>	<u>0.00</u>

Earl Superannuation Fund  
**Statement of Taxable Income**

For the year ended 30 June 2021

---

	<b>2021</b>
	<b>\$</b>
Benefits accrued as a result of operations	242,020.79
<b>Less</b>	
Increase in MV of investments	169,278.37
Tax Losses Deducted	13,375.00
Tax Adjustment - Capital Works Expenditure (D1)	28,612.00
	<hr/> 211,265.37
SMSF Annual Return Rounding	1.58
	<hr/>
<b>Taxable Income or Loss</b>	<b>30,757.00</b>
	<hr/>
Income Tax on Taxable Income or Loss	4,613.55
	 <hr/>
<b>CURRENT TAX OR REFUND</b>	<b>4,613.55</b>
	<hr/>
Supervisory Levy	259.00
	<hr/>
<b>AMOUNT DUE OR REFUNDABLE</b>	<b>4,872.55</b>
	<hr/>

---

**Earl Superannuation Fund**  
**Trustees Declaration**

Earl Smsf Pty Ltd ACN: 623139828

---

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

The directors of the trustee company declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2021 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2021 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2021.

Specifically, the directors of the trustee company declare that:

- in accordance with s120 of the Superannuation Industry (Supervision) Act 1993, no individual trustee has been or is a disqualified person;
- the Fund has satisfactory title to all assets, all assets are unencumbered and free from charge as prescribed by s50 of the Superannuation Industry (Supervision) Act 1993 and reg13.14 of the Superannuation Industry (Supervision) Regulations 1994; and
- to the knowledge of the directors of the trustee company, there have been no events or transactions subsequent to the balance date which could have a material impact on the Fund. Where such events have occurred, the effect of such events has been accounted and noted in the Fund's financial statements.

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

.....  
Anthony Earl  
Earl Smsf Pty Ltd  
Director

.....  
Tracey Earl  
Earl Smsf Pty Ltd  
Director

Dated this ..... day of .....



Earl Superannuation Fund

# Investment Summary with Market Movement

As at 30 June 2021

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Overall	Unrealised Current Year	Realised Movement
<b>Cash/Bank Accounts</b>								
St.George Freedom Business - 450608321		32,780.040000	32,780.04	32,780.04	32,780.04			
			<b>32,780.04</b>		<b>32,780.04</b>			
<b>Plant and Equipment (at written down value) - Unitised</b>								
Earlaircon Air Condition - Indoor unit PCB and wall controller ducted system	1.00	480.370000	480.37	789.09	789.09	(308.72)	0.00	0.00
EARL_SOLA Solar System RSYSTEM	1.00	16,214.990000	16,214.99	21,199.00	21,199.00	(4,984.01)	0.00	0.00
			<b>16,695.36</b>		<b>21,988.09</b>	<b>(5,292.73)</b>	<b>0.00</b>	<b>0.00</b>
<b>Real Estate Properties (Australian - Non Residential)</b>								
28FLINDERS 1/28 Flinders Parade, North Lakes	1.00	1,700,000.000000	1,700,000.00	1,530,721.63	1,530,721.63	169,278.37	169,278.37	0.00
1/28FLIDCA 1/28 Flinders Parade, North Lakes - Capital Improvements	1.00	35,120.730000	35,120.73	37,906.55	37,906.55	(2,785.82)	0.00	0.00
			<b>1,735,120.73</b>		<b>1,568,628.18</b>	<b>166,492.55</b>	<b>169,278.37</b>	<b>0.00</b>
			<b>1,784,596.13</b>		<b>1,623,396.31</b>	<b>161,199.82</b>	<b>169,278.37</b>	<b>0.00</b>

## Earl Superannuation Fund

# Depreciation Schedule

For The Period 01 July 2020 - 30 June 2021

Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments			Depreciation			Closing Written Down Value	
				Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation <sup>1</sup>	Method	Rate	Calculated Depreciation <sup>2</sup>		Posted Depreciation <sup>3</sup>
<b>Plant and Equipment (at written down value) - Unitised</b>											
Air Condition - Indoor unit PCB and wall controller ducted system											
	09/07/2020				789.09	771.79	Diminishing Value	40.00 %	308.72	308.72	480.37 ✓
Solar System											
	10/12/2018	21,199.00	18,016.66			18,016.66	Diminishing Value	10.00 %	1,801.67	1,801.67	16,214.99 ✓
		<b>21,199.00</b>	<b>18,016.66</b>		<b>789.09</b>	<b>18,788.45</b>				<b>2,110.39</b>	<b>16,695.36</b>
<b>Real Estate Properties (Australian - Non Residential)</b>											
1/28 Flinders Parade, North Lakes - Capital Improvements											
	19/06/2018	37,906.55	36,068.39			37,906.55	Prime Cost	2.50 %	947.66	947.66	35,120.73
		<b>37,906.55</b>	<b>36,068.39</b>			<b>37,906.55</b>				<b>947.66</b>	<b>35,120.73</b>
		<b>59,105.55</b>	<b>54,085.05</b>		<b>789.09</b>	<b>56,695.00</b>				<b>3,058.05</b>	<b>51,816.09</b>

<sup>1</sup> Amounts have been pro rated based on number of days in the year

<sup>2</sup> Depreciation calculated as per depreciation method

<sup>3</sup> Depreciation amounts posted to the ledger

- Tax Depreciation Schedules
- Insurance Replacement Valuations
- Sinking Fund Forecasts
- Progress Payment Reporting
- Estimating

ABN: 33 557 420 930  
A.I.Q.S. #11091  
T.P.B. # 204 628 507

## TAX DEPRECIATION SCHEDULE

### Investment Property Address:

1/28 Flinders Parade NORTH LAKES  
**COMMERCIAL PROPERTY**

### Prepared For:

Earl Superannuation Fund

### Prepared By:

William Callaghan A.A.I.Q.S.

### Dated:

14 June 2020

### Date First Offered For Rent

7 August 2018 **359 days**



**Tax agent**  
**24628507**

549 Grieve Rd. ROCHEDALE	<b>Post</b>
07 3341 3954	<b>Phone</b>
0422 401 509	<b>Mobile</b>
07 3341 3954	<b>Fax</b>
info@wrcqs.com.au	<b>Email</b>
www.wrcqs.com.au	<b>Web</b>

**This report explained:**

This report has been prepared to provide an independent review of the Tax Depreciation entitlements available to the owner of the investment property, under The Income Tax Assessment Act 1997.

**Exclusions from Calculations:**

Developer Profits & Overheads	Soft Landscaping
Stamp Duty	Land Price & Associated Costs
Legal Fees	Plant & Article owned by tenant
Conveyancing Costs	Bulk Earthworks & Leveling
Site Clearance	Demolition of Existing Structures

**Inclusions for Calculations:**

Preliminaries	Contingencies
Builders Margin	Professional Fees
Plant & Articles owned by Landlord	Renovation works (after Sept. 1987)

**Valuation Methods Adpoted:**

The valuations within this report are based on the ATO allowances and in accordance with the Income Tax Assessment Act 1997.

**Disclaimer:**

This report has been prepared for the exclusive use of the parties named within this report. WRC Quantity Surveying does not accept any contractual, tortious or other form of liability for any consequences that may arise from any other person acting upon or using this valuation.

Where available, the QS has relied upon information provided by the property owner.

**Need Clarification?**

Get in touch with us [info@wrcqs.com.au](mailto:info@wrcqs.com.au)

I trust that the above information is satisfactory but should you require additional information please do not hesitate to contact me.

Yours faithfully

*W.R. Callaghan*

William Callaghan

Tax Agent No. 24 628 507

A.A.I.Q.S. #11091



Tax agent  
24628507

**DIMINISHING VALUE METHOD SUMMARY PAGE USED.**

		Tax Refund based on ATO Tax Brackets			
	Tax deductible Amount		Tax Rate		Tax Rate
	see summary page		<b>32.50%</b>		<b>37%</b>
					<b>47%</b>
<b>First Year (part)</b>	\$ 37,044.98	\$	<b>12,039.62</b>	\$	<b>13,706.64</b>
<b>First 10 Years</b>	\$ 265,325.78	\$	86,230.88	\$	98,170.54
<b>First 20 Years</b>	\$ 473,241.93	\$	153,803.63	\$	175,099.52
					\$ 222,423.71

NOTE: Forecast tax refunds may vary due to tax bracket creep, changes in taxation laws, sale of your investment property and so on.

**PRIME COST METHOD SUMMARY PAGE USED.**

		Tax Refund based on ATO Tax Brackets			
	Tax deductible Amount		Tax Rate		Tax Rate
	see summary page		<b>32.50%</b>		<b>37%</b>
					<b>47%</b>
<b>First Year (part)</b>	\$ 31,186.31	\$	<b>10,135.55</b>	\$	<b>11,538.93</b>
<b>First 10 Years</b>	\$ 260,398.10	\$	84,629.38	\$	96,347.30
<b>First 20 Years</b>	\$ 477,074.66	\$	155,049.26	\$	176,517.62
					\$ 224,225.09

NOTE: Forecast tax refunds may vary due to tax bracket creep, changes in taxation laws, sale of your investment property and so on.

Note: these tax rates may not apply to company owned properties

**TAX DEPRECIATION SUMMARY REPORT  
Using Diminishing Value Method**

**1/28 Flinders Parade NORTH LAKES**

This property was first available for rent on: **7 August 2018**  
The actual amounts claimable for the first part year & the following 39 years have been  
Calculated below for your convenience

**ACTUAL AMOUNTS CLAIMABLE**

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	19,369.9	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	
Depreciables by Diminishing Value	11,717.3	9,606.0	7,768.5	6,380.9	4,774.4	4,102.3	3,345.0	2,711.6	2,359.1	2,053.6	
Depreciables for Low Value Pool Assets (first year or part thereof)	5,957.7	1,840.3	1,150.2	718.9	1,101.7	688.6	775.8	824.3	515.2	322.0	
<b>Total Claimable</b>	<b>37,045.0</b>	<b>31,140</b>	<b>28,612</b>	<b>26,793</b>	<b>25,570</b>	<b>24,484</b>	<b>23,814.5</b>	<b>23,229.5</b>	<b>22,567.9</b>	<b>22,069.1</b>	

**First Year Claim** **\$37,045**

**Total Deductions in 1st 10 years** **\$265,326**

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	
Depreciables by Diminishing Value	1,788.65	1,558.82	1,359.31	1,186.01	1,035.39	904.40	790.41	691.16	604.70	529.32	
Depreciables for Low Value Pool Assets (first year or part thereof)	201.23	125.77	78.61	49.13	30.71	19.19	11.99	7.50	4.69	2.93	
<b>Total Claimable</b>	<b>21,683.5</b>	<b>21,378.2</b>	<b>21,131.5</b>	<b>20,928.8</b>	<b>20,759.7</b>	<b>20,617.2</b>	<b>20,496.0</b>	<b>20,392.3</b>	<b>20,303.0</b>	<b>20,225.9</b>	

**\$207,916**

### TAX DEPRECIATION SUMMARY REPORT Using Diminishing Value Method

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	Residual
Financial Year	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	16,824.9
Depreciables by Diminishing Value	326.92	290.57	154.12	136.98	121.75	108.21	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	335.05	209.40	482.05	301.28	188.30	117.69	397.90	248.68	155.43	97.14	-
<b>Total Claimable</b>	<b>20,355.6</b>	<b>20,193.6</b>	<b>20,329.8</b>	<b>20,131.9</b>	<b>20,003.7</b>	<b>19,919.5</b>	<b>20,091.5</b>	<b>19,942.3</b>	<b>19,849.1</b>	<b>16,922.0</b>	

**\$197,739**

	31st Year	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year	Residual
Financial Year	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	606.1	606.1
Depreciables by Diminishing Value	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	60,714	37,946	23,716	14,823	9,264	5,790	3,619	2,262	1,414	0,884	1.47
<b>Total Claimable</b>	<b>2,541.8</b>	<b>2,519.1</b>	<b>2,504.8</b>	<b>2,495.9</b>	<b>2,490.4</b>	<b>2,486.9</b>	<b>2,484.7</b>	<b>2,483.4</b>	<b>607.5</b>	<b>607.0</b>	

**\$21,222**

**TAX DEPRECIATION SUMMARY REPORT**  
**Using Prime Cost Method**

**1/28 Flinders Parade NORTH LAKES**

This property was first available for rent on: **7 August 2018**  
 The actual amounts claimable for the first part year & the following 39 years have been  
 Calculated below for your convenience

**ACTUAL AMOUNTS CLAIMABLE**

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	
	359 days										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	19,369.9	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	
Depreciables by Prime Cost	5,858.7	6,012.2	6,012.2	6,012.2	6,012.2	4,635.2	4,612.2	4,612.2	4,612.2	4,612.2	
Depreciables for Low Value Pool Assets (first year or part thereof)	5,957.7	1,840.31	1,150.20	718.87	449.30	280.81	175.51	109.69	68.56	42.85	
<b>Total Claimable</b>	<b>31,186.3</b>	27,546	26,856	26,425	26,155.2	24,609.7	24,481.4	24,415.5	24,374.4	24,348.7	

**First Year Claim**      **\$31,186**

Total Deductions in 1st 10 years      **\$260,398**

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	-
Depreciables by Prime Cost	3,716.7	3,646.10	3,646.10	1,762.70	1,723.60	1,723.60	1,723.60	1,723.60	3.53	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	26.78	16.74	10.46	6.54	4.09	2.55	1.60	1.00	0.62	0.39	0.65
<b>Total Claimable</b>	<b>23,437.1</b>	23,356.5	23,350.2	21,462.9	21,421.3	21,419.8	21,418.8	21,418.2	19,697.8	19,694.0	

**\$216,677**



**TAX DEPRECIATION SUMMARY REPORT**  
**Using Prime Cost Method**

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	Residual	
Financial Year	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048		
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Building Allowance	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	16,824.9	-
Depreciables by Prime Cost	-	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	0.24	0.15	0.10	0.06	0.04	0.02	0.01	0.01	0.01	0.01	0.00	0.01
<b>Total Claimable</b>	19,693.9	19,693.8	19,693.7	19,693.7	19,693.7	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	16,824.9	

**\$194,068**

	31st Year	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year	Residual	
Financial Year	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058		
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Building Allowance	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	606.1	606.1	-
Depreciables by Prime Cost	-	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	0.002	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
<b>Total Claimable</b>	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	606.1	606.1	

**\$21,061**



## Building Allowance (Division 43 Items)

## WRC Quantity Surveying

21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	31st Year
2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049
16,250.0	16,250.0	16,250.0	16,250.0	16,250.0	16,250.0	16,250.0	16,250.0	16,250.0	13,541.7	-
962.5	962.5	962.5	962.5	962.5	962.5	962.5	962.5	962.5	802.1	-
1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0
392.5	392.5	392.5	392.5	392.5	392.5	392.5	392.5	392.5	392.5	392.5
213.6	213.6	213.6	213.6	213.6	213.6	213.6	213.6	213.6	213.6	213.6
19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	19,693.6	16,824.9	2,481.1

**Construction Commencement: September 2007**  
**Construction Completion: April 2008**

**Construction Cost (reduced by original plant & equipment)**

Hardstand, paving, fencing, etc - April 2008  
 Mezzanine office partitions, fitout, etc - July 2016  
 Internal painting, fixed mirror walls - July 2018  
 General carpetry work, stair case, etc - August 2018

**Claimable Building Allowance @ 2.5%**

32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year
2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	1,875.0	392.5	392.5
392.5	392.5	392.5	392.5	392.5	392.5	392.5	392.5	392.5
213.6	213.6	213.6	213.6	213.6	213.6	213.6	213.6	213.6
2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	2,481.1	606.1	606.1

**Construction Commencement: September 2007**  
**Construction Completion: April 2008**

**Construction Cost (reduced by original plant & equipment)**

Hardstand, paving, fencing, etc - April 2008  
 Mezzanine office partitions, fitout, etc - July 2016  
 Internal painting, fixed mirror walls - July 2018  
 General carpetry work, stair case, etc - August 2018

**Claimable Building Allowance @ 2.5%**



**CALCULATION SHEET**  
**Prime Cost Method (Items over \$1,000)**  
**1/28 Flinders Parade NORTH LAKES**

Item	Est. Market Value	Rate (%)	359 days	1st Yr	2nd Yr	3rd Yr	4th Yr	5th Yr	6th Yr	7th Yr	8th Yr	9th Yr	10th Yr	Resid.
Financial Year			2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028		
Carpet	3,500	10	344.2	3155.8	2805.8	350.0	2455.8	1755.8	1405.8	350.0	705.8	355.8	350.0	1055.8
Roller Door Motor	2,000	10	196.7	1803.3	1603.3	200.0	1403.3	1003.3	803.3	200.0	403.3	203.3	200.0	603.3
Air Con (pkg'd)	25,000	7.69	1890.9	23109.1	21186.6	1922.5	19264.1	15419.1	13486.6	1922.5	9651.6	7729.1	1922.5	11574.1
Artificial Grass	7,000	20	1377.0	5623.0	4223.0	1400.0	2823.0	23.0	0.0	0.0	0.0	0.0	0.0	0.0
Building Signage (311/365)	4,161	10	354.6	3806.7	3390.6	416.1	2974.5	2142.2	1726.1	416.1	893.8	477.7	416.1	1310.0
<b>Employee Amenities</b>														
Toilet & Wash Facilities	18,500	5.56	1011.7	17488.3	16459.7	1028.6	15431.1	13373.9	12345.3	1028.6	10288.1	9259.5	1028.6	11316.7
Kitchen Facilities	12,500	5.56	683.6	11816.4	11121.4	695.0	10426.4	9036.4	8341.4	695.0	6951.4	6256.4	695.0	7646.4
	<b>72,661</b>		<b>5858.7</b>			<b>6012.2</b>			<b>4635.2</b>		<b>4612.2</b>		<b>4612.2</b>	

Item	Residual Balance	Rate (%)	11th Yr	12th Yr	13th Yr	14th Yr	15th Yr	16th Yr	17th Yr	18th Yr	19th Yr	20th Yr	Resid.
Financial Year			2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	
Carpet	5.8	10	5.8	0.0									
Roller Door Motor	3.3	10	3.3	0.0									
Air Con (pkg'd)	5,806.6	7.69	1922.5	3884.1	1922.5	39.1	0.0						
Building Signage (311/365)	61.6	10	61.6	0.0									
<b>Employee Amenities</b>													
Toilet & Wash Facilities	8,230.9	5.56	1028.6	7202.3	6173.7	1028.6	5145.1	3087.9	2059.3	1028.6	2.1	2.1	0.0
Kitchen Facilities	5,561.4	5.56	695.0	4866.4	4171.4	695.0	3476.4	2086.4	1391.4	695.0	1.4	1.4	0.0
	<b>19,669.5</b>		<b>3716.7</b>		<b>3646.1</b>	<b>1762.7</b>		<b>1723.6</b>	<b>1723.6</b>	<b>1724</b>	<b>4</b>	<b>0</b>	<b>0</b>

Item	Residual Balance	Rate (%)	21st Yr	22nd Yr	23rd Yr	24th Yr	25th Yr	26th Yr	27th Yr	28th Yr	29th Yr	30th Yr	Resid.
Financial Year			2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	
Not Applicable													
	<b>0</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>

Item	Residual Balance	Rate (%)	31st Yr	32nd Yr	33rd Yr	34th Yr	35th Yr	36th Yr	37th Yr	38th Yr	39th Yr	40th Yr	Resid.
Financial Year			2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	
Not Applicable													
	<b>0</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**CALCULATION SHEET**  
**Using Diminishing Value Method**  
**Low Value Pool (items less than \$1,000)**  
**1/28 Flinders Parade NORTH LAKES**

Claim for 1st year or part thereof calculated @ 18.75% - Each year thereafter calculated @ 37.5%

Item	Est. Market Value	1st. Yr. 2018-2019	Resid. 2019-2020	2nd. Yr. 2019-2020	Resid. 2020-2021	3rd. Yr. 2020-2021	Resid. 2021-2022	4th. Yr. 2021-2022	Resid. 2022-2023	5th. Yr. 2022-2023	Resid. 2023-2024	6th Yr 2023-2024	Resid. 2024-2025	7th Yr 2024-2025	Resid. 2025-2026	8th Yr 2025-2026	Resid. 2026-2027	9th Yr 2026-2027	Resid. 2027-2028	10th Yr 2027-2028	Resid.
<b>Financial Year</b>																					
Light Shades (various)	4550	853.1	1386.3	2310.5	866.5	1444.1	541.5	902.6	338.5	564.1	211.5	352.6	132.2	220.4	82.6	137.7	51.6	86.1	32.3	53.8	
H.W.S. Install (excl. pipes)	990	185.6	301.6	502.7	188.5	314.2	117.8	196.4	73.6	122.7	46.0	76.7	28.8	47.9	18.0	30.0	11.2	18.7	7.0	11.7	
Fire Hoses & Nozzles	500	93.8	152.3	253.9	95.2	158.7	59.5	99.2	37.2	62.0	23.2	38.7	14.5	24.2	9.1	15.1	5.7	9.5	3.5	5.9	
<b>Items transferred from DV or PC Method once WDV &lt;\$1,000</b>																					
Carpet																					
Roller Door Motor																					
Air Con (pckg'd)																					
Artificial Grass																					
Building Signage (311/365)																					
Toilet & Wash Facilities																					
Kitchen Facilities																					
<b>Items &lt;\$300 claimable @ 100%</b>																					
Door Closers (various)	650	650.0	0.0																		
Blinds/Venetians (various)	600	600.0	0.0																		
Hygiene Systems (various)	625.24	625.24	0.0																		
Fire Extinguishers	600	600.0	0.0																		
Exhaust Fans (various)	900	900.0	0.0																		
General Items	1450	1450.0	0.0																		
<b>Total</b>		<b>10,865</b>	<b>1840.3</b>	<b>2310.5</b>	<b>1150.2</b>	<b>1840.3</b>	<b>718.9</b>	<b>1101.7</b>	<b>688.6</b>	<b>1101.7</b>	<b>688.6</b>	<b>775.8</b>	<b>824.3</b>	<b>515.2</b>	<b>322.0</b>	<b>536.6</b>					

Item	CIF	11th. Yr. 2028-2029	Resid. 2029-2030	12th. Yr. 2029-2030	Resid. 2030-2031	13th. Yr. 2030-2031	Resid. 2031-2032	14th. Yr. 2031-2032	Resid. 2032-2033	15th. Yr. 2032-2033	Resid. 2033-2034	16th Yr 2033-2034	Resid. 2034-2035	17th Yr 2034-2035	Resid. 2035-2036	18th Yr 2035-2036	Resid. 2036-2037	19th Yr 2036-2037	Resid. 2037-2038	20th Yr 2037-2038	Resid.
<b>Financial Year</b>																					
Light Shades (various)	53.8	20.2	33.6	12.6	21.0	7.9	13.1	4.9	8.2	3.1	5.1	1.9	3.2	1.2	2.0	0.8	1.3	0.5	0.8	0.3	
H.W.S. Install (excl. pipes)	11.7	4.4	7.3	2.7	4.6	1.7	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2	0.1	
Fire Hoses & Nozzles	5.9	2.2	3.7	1.4	2.3	0.9	1.4	0.5	0.9	0.3	0.6	0.2	0.4	0.1	0.2	0.1	0.1	0.1	0.1	0.0	
<b>Items transferred from DV or PC Method once WDV &lt;\$1,000</b>																					
Carpet	140.6	52.7	87.9	32.9	54.9	20.6	34.3	12.9	21.5	8.0	13.4	5.0	8.4	3.1	5.2	2.0	3.3	1.2	2.0	0.8	
Roller Door Motor	49.0	18.4	30.6	11.5	19.2	7.2	12.0	4.5	7.5	2.8	4.7	1.8	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	
Air Con (pckg'd)																					
Artificial Grass	54.7	20.5	34.2	12.8	21.4	8.0	13.3	5.0	8.3	3.1	5.2	2.0	3.3	1.2	2.0	0.8	1.3	0.5	0.8	0.3	
Building Signage (311/365)	220.9	82.9	138.1	51.8	86.3	32.4	53.9	20.2	33.7	12.6	21.1	7.9	13.2	4.9	8.2	3.1	5.1	1.9	3.2	1.2	
Toilet & Wash Facilities																					
Kitchen Facilities																					
<b>Total</b>		<b>201.2</b>	<b>125.8</b>	<b>1840.3</b>	<b>78.6</b>	<b>1150.2</b>	<b>49.1</b>	<b>30.7</b>	<b>19.2</b>	<b>12.0</b>	<b>4.7</b>	<b>7.5</b>	<b>322.0</b>	<b>536.6</b>							

Item	CIF	21st Yr 2038-2039	Resid.	22nd Yr 2039-2040	Resid.	23rd Yr 2040-2041	Resid.	24th Yr 2041-2042	Resid.	25th Yr 2042-2043	Resid.	26th Yr 2043-2044	Resid.	27th Yr 2044-2045	Resid.	28th Yr 2045-2046	Resid.	29th Yr 2046-2047	Resid.	30th Yr 2047-2048	Resid.
<b>Financial Year</b>																					
Light Shades (various)	0.49	0.18	0.31	0.11	0.19	0.07	0.12	0.04	0.07	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00
H.W.S. Install (excl. pipes)	0.11	0.04	0.07	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Hoses & Nozzles	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Items transferred from DV or PC Method once WDV &lt;=\$1,000</b>																					
Carpet	1.28	0.48	0.80	0.30	0.50	0.19	0.31	0.12	0.20	0.07	0.12	0.05	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01
Roller Door Motor	0.45	0.17	0.28	0.10	0.17	0.07	0.11	0.04	0.07	0.03	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00
Air Con (pckg'd)	888.58	333.22	555.36	208.26	347.10	130.16	216.94	81.35	135.59	50.84	84.74	31.78	52.96	19.86	33.10	12.41	20.69	7.76	12.93	4.85	8.08
Artificial Grass	0.50	0.19	0.31	0.12	0.19	0.07	0.12	0.05	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00
Building Signage (311/365)	2.01	0.75	1.26	0.47	0.78	0.29	0.49	0.18	0.31	0.11	0.19	0.07	0.12	0.04	0.07	0.03	0.05	0.02	0.03	0.01	0.02
Toilet & Wash Facilities													864.91	324.34	540.57	202.71	337.85	126.70	211.16	79.18	131.97
Kitchen Facilities					936.46	351.17	585.29	219.48	365.81	137.18	228.63	85.74	142.89	53.58	89.31	33.49	55.82	20.93	34.89	13.08	21.80
<b>Total</b>	<b>893.5</b>	<b>335.05</b>		<b>209.40</b>		<b>482.05</b>		<b>301.28</b>		<b>188.30</b>		<b>117.69</b>		<b>397.90</b>		<b>248.68</b>		<b>155.43</b>		<b>97.14</b>	<b>161.90</b>

Item	CIF	31st Yr 2048-2049	Resid.	32nd Yr 2049-2050	Resid.	33rd Yr 2050-2051	Resid.	34th Yr 2051-2052	Resid.	35th Yr 2052-2053	Resid.	36th Yr 2053-2054	Resid.	37th Yr 2054-2055	Resid.	38th Yr 2055-2056	Resid.	39th Yr 2056-2057	Resid.	40th Yr 2057-2058	Resid.
<b>Financial Year</b>																					
Light Shades (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H.W.S. Install (excl. pipes)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Hoses & Nozzles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Items transferred from DV or PC Method once WDV &lt;=\$1,000</b>																					
Carpet	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roller Door Motor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Air Con (pckg'd)	8.08	3.03	5.05	1.89	3.16	1.18	1.97	0.74	1.23	0.46	0.77	0.29	0.48	0.18	0.30	0.11	0.19	0.07	0.12	0.04	0.07
Artificial Grass	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Signage (311/365)	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Toilet & Wash Facilities	131.97	49.49	82.48	30.93	51.55	19.33	32.22	12.08	20.14	7.55	12.59	4.72	7.87	2.95	4.92	1.84	3.07	1.15	1.92	0.72	1.20
Kitchen Facilities	21.80	8.18	13.63	5.11	8.52	3.19	5.32	2.00	3.33	1.25	2.08	0.78	1.30	0.49	0.81	0.30	0.51	0.19	0.32	0.12	0.20
<b>Total</b>	<b>161.90</b>	<b>60.71</b>		<b>37.95</b>		<b>23.72</b>		<b>14.82</b>		<b>9.26</b>		<b>5.79</b>		<b>3.62</b>		<b>2.26</b>		<b>1.41</b>		<b>0.88</b>	<b>1.47</b>



# Self-managed superannuation fund annual return **2021**

## Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2021* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2021* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ➡ The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via [ABR.gov.au](http://ABR.gov.au) or complete the Change of details for superannuation entities form (NAT 3036).

## To complete this annual return

- Print clearly, using a BLACK pen only.
  - Use BLOCK LETTERS and print one character per box.
- 
- Place  in ALL applicable boxes.

- ➡ Postal address for annual returns:

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

For example;

**Australian Taxation Office**  
**GPO Box 9845**  
**SYDNEY NSW 2001**

## Section A: Fund information

### 1 Tax file number (TFN)

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

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

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

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

### 4 Current postal address

Suburb/town

State/territory

Postcode

### 5 Annual return status

Is this an amendment to the SMSF's 2021 return?

**A** No Yes

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

**B** No Yes

**6 SMSF auditor**

Auditor's name

Title: Mr  Mrs  Miss  Ms  Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A**  /  /   
Day / Month / YearWas Part A of the audit report qualified? **B** No YesWas Part B of the audit report qualified? **C** No YesIf Part B of the audit report was qualified,  
have the reported issues been rectified? **D** No Yes

---

**7 Electronic funds transfer (EFT)**

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

**A Fund's financial institution account details**

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

Fund BSB number

Fund account number

Fund account name

I would like my tax refunds made to this account.  Go to C.**B Financial institution account details for tax refunds**

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

BSB number

Account number

Account name

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

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

**9 Was the fund wound up during the income year?**

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

**10 Exempt current pension income**

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

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

No  Go to Section B: Income.

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

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

Segregated assets method **B**

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

Did the fund have any other income that was assessable?

**E** Yes  Go to Section B: Income.

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

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

## Section B: Income

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

### 11 Income

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

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2021*.

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

Code

Net capital gain **A** \$

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

Gross interest **C** \$

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

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

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

Transfers from foreign funds **F** \$

Number

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

Gross distribution from partnerships **I** \$

Loss

\*Unfranked dividend amount **J** \$

\*Franked dividend amount **K** \$

\*Dividend franking credit **L** \$

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

Code

<b>Calculation of assessable contributions</b>	
Assessable employer contributions	
<b>R1</b> \$	
plus Assessable personal contributions	
<b>R2</b> \$	
plus **No-TFN-quoted contributions	
<b>R3</b> \$	
<i>(an amount must be included even if it is zero)</i>	
less Transfer of liability to life insurance company or PST	
<b>R6</b> \$	

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

<b>Calculation of non-arm's length income</b>	
*Net non-arm's length private company dividends	
<b>U1</b> \$	
plus *Net non-arm's length trust distributions	
<b>U2</b> \$	
plus *Net other non-arm's length income	
<b>U3</b> \$	

\*Other income **S** \$

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

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

Code

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

<b>GROSS INCOME</b> (Sum of labels <b>A</b> to <b>U</b> ) <b>W</b> \$	Loss <input type="text"/>
--	---------------------------

Exempt current pension income **Y** \$

<b>TOTAL ASSESSABLE INCOME</b> ( <b>W</b> less <b>Y</b> ) <b>V</b> \$	Loss <input type="text"/>
---	---------------------------

## Section C: Deductions and non-deductible expenses

### 12 Deductions and non-deductible expenses

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

DEDUCTIONS	NON-DEDUCTIBLE EXPENSES
Interest expenses within Australia <b>A1 \$</b>	<b>A2 \$</b>
Interest expenses overseas <b>B1 \$</b>	<b>B2 \$</b>
Capital works expenditure <b>D1 \$</b>	<b>D2 \$</b>
Decline in value of depreciating assets <b>E1 \$</b>	<b>E2 \$</b>
Insurance premiums – members <b>F1 \$</b>	<b>F2 \$</b>
SMSF auditor fee <b>H1 \$</b>	<b>H2 \$</b>
Investment expenses <b>I1 \$</b>	<b>I2 \$</b>
Management and administration expenses <b>J1 \$</b>	<b>J2 \$</b>
Forestry managed investment scheme expense <b>U1 \$</b>	<b>U2 \$</b>
Other amounts <b>L1 \$</b>	<b>L2 \$</b>
	Code <span style="border: 1px solid black; display: inline-block; width: 30px; height: 20px; vertical-align: middle;"></span>
Tax losses deducted <b>M1 \$</b>	Code <span style="border: 1px solid black; display: inline-block; width: 30px; height: 20px; vertical-align: middle;"></span>

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

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

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

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

#This is a mandatory label.

## Section D: Income tax calculation statement

### #Important:

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

### 13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2021* on how to complete the calculation statement.

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

Gross tax **B \$**

*(T1 plus J)*

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

SUBTOTAL 1

**T2 \$**

*(B less C – cannot be less than zero)*

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

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

#TAX PAYABLE **T5 \$**

*(T3 less E – cannot be less than zero)*

Section 102AAM interest charge

**G \$**

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

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

PAYG instalments raised

**K \$**

Supervisory levy

**L \$**

Supervisory levy adjustment for wound up funds

**M \$**

Supervisory levy adjustment for new funds

**N \$**

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

#This is a mandatory label.

**Section E: Losses****14 Losses**

**!** If total loss is greater than \$100,000, complete and attach a *Losses schedule 2021*.

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

## Section F: Member information

### MEMBER 1

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

### Member's TFN

See the Privacy note in the Declaration.

Date of birth

### Contributions

OPENING ACCOUNT BALANCE \$

**!** Refer to instructions for completing these labels.

Employer contributions

**A \$**

ABN of principal employer

**A1**

Personal contributions

**B \$**

CGT small business retirement exemption

**C \$**

CGT small business 15-year exemption amount

**D \$**

Personal injury election

**E \$**

Spouse and child contributions

**F \$**

Other third party contributions

**G \$**

Proceeds from primary residence disposal

**H \$**

Receipt date Day / Month / Year

**H1**

Assessable foreign superannuation fund amount

**I \$**

Non-assessable foreign superannuation fund amount

**J \$**

Transfer from reserve: assessable amount

**K \$**

Transfer from reserve: non-assessable amount

**L \$**

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

**T \$**

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

**M \$**

**TOTAL CONTRIBUTIONS N \$**

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

### Other transactions

Allocated earnings or losses **O \$**

Loss

Accumulation phase account balance

**S1 \$**

Inward rollovers and transfers **P \$**

Retirement phase account balance - Non CDBIS

**S2 \$**

Outward rollovers and transfers **Q \$**

Lump Sum payments **R1 \$**

Retirement phase account balance - CDBIS

**S3 \$**

Income stream payments **R2 \$**

Code

Code

TRIS Count

**CLOSING ACCOUNT BALANCE S \$**

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

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

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



**MEMBER 2**

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

**Member's TFN**

See the Privacy note in the Declaration.

**Date of birth**

**Contributions**

OPENING ACCOUNT BALANCE \$

**!** Refer to instructions for completing these labels.

Employer contributions

**A \$**

ABN of principal employer

**A1**

Personal contributions

**B \$**

CGT small business retirement exemption

**C \$**

CGT small business 15-year exemption amount

**D \$**

Personal injury election

**E \$**

Spouse and child contributions

**F \$**

Other third party contributions

**G \$**

Proceeds from primary residence disposal

**H \$**

Receipt date Day / Month / Year

**H1**

Assessable foreign superannuation fund amount

**I \$**

Non-assessable foreign superannuation fund amount

**J \$**

Transfer from reserve: assessable amount

**K \$**

Transfer from reserve: non-assessable amount

**L \$**

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

**T \$**

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

**M \$**

**TOTAL CONTRIBUTIONS N \$**

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

**Other transactions**

Allocated earnings or losses **O \$**

Loss

Accumulation phase account balance

**S1 \$**

Inward rollovers and transfers **P \$**

Retirement phase account balance - Non CDBIS

**S2 \$**

Outward rollovers and transfers **Q \$**

Retirement phase account balance - CDBIS

**S3 \$**

Lump Sum payments **R1 \$**

Income stream payments **R2 \$**

Code

Code

TRIS Count

**CLOSING ACCOUNT BALANCE S \$**

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

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

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

**OFFICIAL: Sensitive** (when completed)

---

**Section H: Assets and liabilities**
**15 ASSETS****15a Australian managed investments**Listed trusts **A \$**Unlisted trusts **B \$**Insurance policy **C \$**Other managed investments **D \$****15b Australian direct investments**Cash and term deposits **E \$****Limited recourse borrowing arrangements**

Australian residential real property

**J1 \$**

Australian non-residential real property

**J2 \$**

Overseas real property

**J3 \$**

Australian shares

**J4 \$**

Overseas shares

**J5 \$**

Other

**J6 \$**

Property count

**J7**Debt securities **F \$**Loans **G \$**Listed shares **H \$**Unlisted shares **I \$**Limited recourse borrowing arrangements **J \$**Non-residential real property **K \$**Residential real property **L \$**Collectables and personal use assets **M \$**Other assets **O \$****15c Other investments**Crypto-Currency **N \$****15d Overseas direct investments**Overseas shares **P \$**Overseas non-residential real property **Q \$**Overseas residential real property **R \$**Overseas managed investments **S \$**Other overseas assets **T \$****TOTAL AUSTRALIAN AND OVERSEAS ASSETS U \$**(Sum of labels **A** to **T**)**15e In-house assets**

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

**15f Limited recourse borrowing arrangements**

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

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

**16 LIABILITIES**

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



**Section I: Taxation of financial arrangements**

**17 Taxation of financial arrangements (TOFA)**

Total TOFA gains **H \$**

Total TOFA losses **I \$**

**Section J: Other information**

**Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2020–21 income year, write **2021**). **A**


If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2021*. **B**

**Interposed entity election status**

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2021* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2021*. **D**

## Section K: Declarations

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

### Important

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

### Privacy

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

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

### TRUSTEE'S OR DIRECTOR'S DECLARATION:

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

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

Date  /  /

### Preferred trustee or director contact details:

Title:  Mr  Mrs  Miss  Ms  Other

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return  Hrs

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

### TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2021* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date  /  /

### Tax agent's contact details

Title:  Mr  Mrs  Miss  Ms  Other

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

# Earl Superannuation Fund

## Members Statement

Anthony Earl  
 1 Titan Court  
 Mango Hill, Queensland, 4509, Australia

<b>Your Details</b>		Nominated Beneficiaries	N/A
Date of Birth :	Provided	Vested Benefits	570,076.00
Age:	58	Total Death Benefit	570,076.00
Tax File Number:	Provided	Current Salary	0.00
Date Joined Fund:	20/12/2017	Previous Salary	0.00
Service Period Start Date:		Disability Benefit	0.00
Date Left Fund:			
Member Code:	EARANT00001A		
Account Start Date	20/12/2017		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

<b>Your Balance</b>	
Total Benefits	570,076.00
<u>Preservation Components</u>	
Preserved	570,076.00
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	40,827.51
Taxable	529,248.49

<b>Your Detailed Account Summary</b>		This Year	Last Year
Opening balance at	01/07/2020	455,012.80	424,618.44
<u>Increases to Member account during the period</u>			
Employer Contributions		20,449.96	19,093.18
Personal Contributions (Concessional)			
Personal Contributions (Non Concessional)			
Government Co-Contributions			
Other Contributions			
Proceeds of Insurance Policies			
Transfers In			
Net Earnings		109,493.78	9,782.86
Internal Transfer In			
<u>Decreases to Member account during the period</u>			
Pensions Paid			
Contributions Tax		3,067.48	2,863.96
Income Tax		11,813.06	(4,382.28)
No TFN Excess Contributions Tax			
Excess Contributions Tax			
Refund Excess Contributions			
Division 293 Tax			
Insurance Policy Premiums Paid			
Management Fees			
Member Expenses			
Benefits Paid/Transfers Out			
Superannuation Surcharge Tax			
Internal Transfer Out			
Closing balance at	30/06/2021	570,076.00	455,012.80

**Earl Superannuation Fund**  
**Members Statement**

---

**Trustee's Disclaimer**

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

Signed by all the trustees of the fund

\_\_\_\_\_  
Anthony Earl  
Director

\_\_\_\_\_  
Tracey Earl  
Director

# Earl Superannuation Fund

## Members Statement

Tracey Earl  
 1 Titan Court  
 Mango Hill, Queensland, 4509, Australia

Your Details		Nominated Beneficiaries	N/A
Date of Birth :	Provided	Vested Benefits	478,232.23
Age:	53	Total Death Benefit	478,232.23
Tax File Number:	Provided	Current Salary	0.00
Date Joined Fund:	20/12/2017	Previous Salary	0.00
Service Period Start Date:		Disability Benefit	0.00
Date Left Fund:			
Member Code:	EARTRA00001A		
Account Start Date	20/12/2017		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance	
Total Benefits	478,232.23
<u>Preservation Components</u>	
Preserved	478,232.23
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	67,572.69
Taxable	410,659.54

Your Detailed Account Summary			
		This Year	Last Year
Opening balance at	01/07/2020	379,114.08	352,270.75
<u>Increases to Member account during the period</u>			
Employer Contributions		20,591.06	17,712.31
Personal Contributions (Concessional)			
Personal Contributions (Non Concessional)			
Government Co-Contributions			
Other Contributions			
Proceeds of Insurance Policies			
Transfers In			
Net Earnings		91,485.99	8,141.04
Internal Transfer In			
<u>Decreases to Member account during the period</u>			
Pensions Paid			
Contributions Tax		3,088.66	2,656.83
Income Tax		9,870.24	(3,646.81)
No TFN Excess Contributions Tax			
Excess Contributions Tax			
Refund Excess Contributions			
Division 293 Tax			
Insurance Policy Premiums Paid			
Management Fees			
Member Expenses			
Benefits Paid/Transfers Out			
Superannuation Surcharge Tax			
Internal Transfer Out			
Closing balance at	30/06/2021	478,232.23	379,114.08

**Earl Superannuation Fund**  
**Members Statement**

---

**Trustee's Disclaimer**

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

Signed by all the trustees of the fund

\_\_\_\_\_  
Anthony Earl  
Director

\_\_\_\_\_  
Tracey Earl  
Director



# Memorandum of Resolutions of the Director(s) of

Earl Smsf Pty Ltd ACN: 623139828

ATF Earl Superannuation Fund

---

## **FINANCIAL STATEMENTS OF SUPERANNUATION FUND:**

It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the trustee(s), the Superannuation Fund is a non-reporting entity and therefore is not required to comply with all Australian Accounting Standards.

It was further resolved that the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2021 thereon be adopted.

## **TRUSTEE'S DECLARATION:**

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

## **ANNUAL RETURN:**

Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2021, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.

## **INVESTMENT STRATEGY:**

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

## **INSURANCE COVER:**

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

## **ALLOCATION OF INCOME:**

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

## **AUDITORS:**

It was resolved that

Tony Boys

of

PO Box 3376, Rundle Mall, South Australia 5000

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

## **TAX AGENTS:**

It was resolved that

Mark G W Herron

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

## **TRUSTEE STATUS:**

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

## **CONTRIBUTIONS RECEIVED:**

It was resolved that the contributions during the year be allocated to members on the basis of the schedule provided by the principal Fund employer.

# Memorandum of Resolutions of the Director(s) of

Earl Smsf Pty Ltd ACN: 623139828

ATF Earl Superannuation Fund

**CLOSURE:**

Signed as a true record –

---

.....

Anthony Earl

/ /

.....

Tracey Earl

/ /

## Earl Superannuation Fund

## Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	<b>24200</b>	<b>Contributions</b>			
(19,093.18)	24200/EARANT00001 A	(Contributions) Earl, Anthony - Accumulation			20,449.96
(17,712.31)	24200/EARTRA00001 A	(Contributions) Earl, Tracey - Accumulation			20,591.06
	24700	Changes in Market Values of Investments			169,278.37
	<b>28000</b>	<b>Property Income</b>			
(2,818.75)	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes			✓ 35,221.20
(73,257.01)	28000/00003	Prepaid Rent Received - 1/28 Flinders Parade, North Lakes			✓ 57,922.70
3,710.00	30100	Accountancy Fees	4,500.00	✓	
259.00	30400	ATO Supervisory Levy	259.00	✓	
350.00	30700	Auditor's Remuneration	350.00	✓	
321.00	30800	ASIC Fees	328.00	✓	
840.44	31500	Bank Charges	839.87		
1,100.00	31900	Borrowing Cost	1,100.00	✓	
	<b>33400</b>	<b>Depreciation</b>			
947.66	33400/1/28FLIDCA	1/28 Flinders Parade, North Lakes - Capital Improvements	947.66	✓	
2,001.85	33400/EARL_SOLARS YSTEM	Solar System	1,801.67	✓	
	33400/Earlaircon	Air Condition - Indoor unit PCB and wall controller ducted system	308.72	✓	
40,108.62	37900	Interest Paid	29,575.82	✓	
80.00	38200	Fines			
	<b>42501</b>	<b>Rental Property Expenses</b>			
2,871.29	42501/00101	Rates	2,812.20		
2,709.22	42501/00102	Body Corporate Fees	9,367.43		
1,787.78	42501/00103	Water Tax	1,205.96		
450.00	42501/00104	Repairs and Maintenance Expenses	8,046.17		
615.00	42501/001082	Sundry Expenses			
(2,508.30)	48500	Income Tax Expense	27,839.44		
57,237.69	49000	Profit/Loss Allocation Account	214,181.35		
	<b>50010</b>	<b>Opening Balance</b>			
(424,618.44)	50010/EARANT00001 A	(Opening Balance) Earl, Anthony - Accumulation			455,012.80

## Earl Superannuation Fund

# Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits \$	Credits \$
(352,270.75)	50010/EARTRA00001 A	(Opening Balance) Earl, Tracey - Accumulation			379,114.08
	<b>52420</b>	<b>Contributions</b>			
(19,093.18)	52420/EARANT00001 A	(Contributions) Earl, Anthony - Accumulation			20,449.96
(17,712.31)	52420/EARTRA00001 A	(Contributions) Earl, Tracey - Accumulation			20,591.06
	<b>53100</b>	<b>Share of Profit/(Loss)</b>			
(9,782.86)	53100/EARANT00001 A	(Share of Profit/(Loss)) Earl, Anthony - Accumulation			109,493.78
(8,141.04)	53100/EARTRA00001 A	(Share of Profit/(Loss)) Earl, Tracey - Accumulation			91,485.99
	<b>53330</b>	<b>Income Tax</b>			
(4,382.28)	53330/EARANT00001 A	(Income Tax) Earl, Anthony - Accumulation		11,813.06	
(3,646.81)	53330/EARTRA00001 A	(Income Tax) Earl, Tracey - Accumulation		9,870.24	
	<b>53800</b>	<b>Contributions Tax</b>			
2,863.96	53800/EARANT00001 A	(Contributions Tax) Earl, Anthony - Accumulation		3,067.48	
2,656.83	53800/EARTRA00001 A	(Contributions Tax) Earl, Tracey - Accumulation		3,088.66	
	<b>60400</b>	<b>Bank Accounts</b>			
28,101.64	60400/STG450608321	St.George Freedom Business - 450608321		32,780.04 ✓	
3,411.51	66501	Borrowing Cost		2,311.51 ✓	
23,872.15	68000	Sundry Debtors		8,669.80 ✓	
	<b>76550</b>	<b>Plant and Equipment (at written down value) - Unitised</b>			
18,016.66	76550/EARL_SOLARS YSTEM	Solar System	1.0000	16,214.99	✓
	76550/Earlaircon	Air Condition - Indoor unit PCB and wall controller ducted system	1.0000	480.37	✓
	<b>77250</b>	<b>Real Estate Properties (Australian - Non Residential)</b>			
36,068.39	77250/1/28FLIDCA	1/28 Flinders Parade, North Lakes - Capital Improvements	1.0000	35,120.73	
1,530,721.63	77250/28FLINDERS	1/28 Flinders Parade, North Lakes	1.0000	1,700,000.00 ✓	
(14,288.00)	84000	GST Payable/Refundable			✓ 2,112.00
8,544.00	85000	Income Tax Payable/Refundable			4,613.55
	<b>85500</b>	<b>Limited Recourse Borrowing Arrangements</b>			
(770,438.25)	85500/28FLINDERS	1/28 Flinders Parade, North Lakes			✓ 719,826.07
(6,000.00)	86000	PAYG Payable			0.00

Earl Superannuation Fund

**Trial Balance**

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits \$	Credits \$
(26,391.15)	88000	Sundry Creditors			0.00
2,508.30	89000	Deferred Tax Liability/Asset			20,717.59
				<u>2,126,880.17</u>	<u>2,126,880.17</u>

**Current Year Profit/(Loss): 242,020.79**



Bank Reconciliation - Super Fund

Client Name: Earl Superannuation Fund
Client Code: EARL006
Partner/Manager: MH / SA
Period Ended: 30 June 2021
Accountant: Eddy Lee

Bank: St, George
Account No: 000 0450 608 321
BGL Code:

AS AT

30/06/2021

Balance as per bank statement \$32,780.04

add: Outstanding deposits 0.00
0.00
0.00
0.00

less: Outstanding cheques

Table with columns: Chq No, Code, Amount. Multiple rows with 0.00 values.

Reconciled Balance \$32,780.04



# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

Account name EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
 Account number 000 0450 608 321  
 BSB 114-879  
 Currency AUD  
 Opening balance 28,101.64CR  
 Transaction period from 01/07/2020 to 30/09/2020

Date	Description	Serial number	Debit	Credit	Balance
03/07/2020	ATO ION OFFICE ATO009000012361256			2,568.75 ✓	30,670.39CR
03/07/2020	ATO ION OFFICE ATO009000012361257			4,112.49 ✓	34,782.88CR
07/07/2020	AUTO TSFER TO 0000441777878		5,849.00 ✓		28,933.88CR
08/07/2020	SuperChoice P L PC020720-101210527			1,182.92 ✓	30,116.80CR
09/07/2020	TFR WDL BPAY INTERNET 09JUL14:13 008365850 MBRC PAYMENTS		703.05 ✓		29,413.75CR
09/07/2020	INTERNET WITHDRAWAL 09JUL14:18 inv 229-Cool It		868.00 ✓		28,545.75CR
27/07/2020	INTERNET DEPOSIT 27JUL12:57 rent			7,000.00 ✓	35,545.75CR
27/07/2020	INTERNET WITHDRAWAL 27JUL13:32 inv 208322- RTL Trades		539.00 ✓		35,006.75CR
27/07/2020	INTERNET WITHDRAWAL 27JUL14:04 inv 24598- Herron		880.00 ✓		34,126.75CR
30/07/2020	TFR WDL BPAY INTERNET 30JUL13:51 26106792010000000012DEFT PAYMENTS		2,500.00 ✓		31,626.75CR
31/07/2020	ACCOUNT SERVICE FEE		10.00 ✓		31,616.75CR
31/07/2020	LOAN ADM FEE EX 0000441777878		60.00 ✓		31,556.75CR
07/08/2020	AUTO TSFER TO 0000441777878		5,849.00 ✓		25,707.75CR
26/08/2020	INTERNET DEPOSIT 26AUG13:36 rent			9,791.66 ✓	35,499.41CR
31/08/2020	ACCOUNT SERVICE FEE		10.00 ✓		35,489.41CR
31/08/2020	LOAN ADM FEE EX 0000441777878		60.00 ✓		35,429.41CR
03/09/2020	TFR WDL BPAY INTERNET 03SEP09:52 002004931587781621 TAX OFFICE PAYMENTS		2,219.95 ✓		33,209.46CR
04/09/2020	INTERNET WITHDRAWAL 04SEP10:38 inv 24937- Herron		88.00 ✓		33,121.46CR
	SUB TOTALS CARRIED FORWARD TO NEXT PAGE		19,636.00	24,655.82	33,121.46CR

# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

**Account name** EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
**Account number** 000 0450 608 321  
**BSB** 114-879  
**Currency** AUD  
**Transaction period from** 01/07/2020 to 30/09/2020

Date	Description	Serial number	Debit	Credit	Balance
	SUB TOTALS CARRIED FORWARD FROM PREVIOUS PAGE		19,636.00	24,655.82	33,121.46CR
07/09/2020	AUTO TSFER TO 0000441777878		5,849.00 ✓		27,272.46CR
19/09/2020	INTERNET WITHDRAWAL 19SEP08:53 inv 338 - garden	217.	1,303.50 ✓		25,968.96CR
25/09/2020	INTERNET DEPOSIT 25SEP10:34 rent			11,395.83 ✓	37,364.79CR
30/09/2020	ACCOUNT SERVICE FEE		10.00 ✓		37,354.79CR
30/09/2020	LOAN ADM FEE EX 0000441777878		60.00 ✓		37,294.79CR ✓
	TOTAL		26,858.50	36,051.65	37,294.79CR



# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

Account name EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
 Account number 000 0450 608 321  
 BSB 114-879  
 Currency AUD  
 Opening balance 37,294.79CR  
 Transaction period from 01/10/2020 to 31/12/2020

Date	Description	Serial number	Debit	Credit	Balance
02/10/2020	INTERNET WITHDRAWAL 02OCT10:14 GTO inv 0648		330.00 ✓		36,964.79CR
07/10/2020	INTERNET WITHDRAWAL 07OCT11:59 inv 20201002, 20200820		929.00 ✓		36,035.79CR
07/10/2020	TFR WDL BPAY INTERNET 07OCT10:52 002004931587781621 TAX OFFICE PAYMENTS		7500.00 ✓		34,535.79CR
07/10/2020	AUTO TSFER TO 0000441777878		5,849.00 ✓		28,686.79CR
12/10/2020	SuperChoice P L PC071020-198203152			1,247.04 ✓	29,933.83CR
12/10/2020	INTERNET WITHDRAWAL 12OCT15:37 inv 352 - garden		110.00 ✓		29,823.83CR
13/10/2020	TFR WDL BPAY INTERNET 13OCT11:09 008365850 MBRC PAYMENTS		705.05 ✓		29,120.78CR
16/10/2020	ATO ATO008000013816771			2,568.75 ✓	31,689.53CR
16/10/2020	ATO ATO008000013816772			4,112.49 ✓	35,802.02CR
19/10/2020	TFR WDL BPAY INTERNET 19OCT14:30 4708070154738160 TAX OFFICE PAYMENTS		2,000.00 ✓		33,802.02CR
23/10/2020	INTERNET WITHDRAWAL 23OCT10:56 inv 0653- GTO		1,323.76 ✓		32,478.26CR
26/10/2020	INTERNET WITHDRAWAL 26OCT14:28 inv 25226		297.00 ✓		32,181.26CR
26/10/2020	INTERNET WITHDRAWAL 26OCT14:27 inv 25223		3,080.00 ✓		29,101.26CR
27/10/2020	INTERNET DEPOSIT 27OCT13:00 rent			9,395.83 ✓	38,497.09CR
28/10/2020	TFR WDL BPAY INTERNET 28OCT18:03 26106792010000000012DEFT PAYMENTS		3,902.09 ✓		34,595.00CR
31/10/2020	ACCOUNT SERVICE FEE		10.00 ✓		34,585.00CR
31/10/2020	LOAN ADM FEE EX 0000441777878		60.00 ✓		34,525.00CR ✓
SUB TOTALS CARRIED FORWARD TO NEXT PAGE			20,093.90	17,324.11	34,525.00CR

# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

**Account name** EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
**Account number** 000 0450 608 321  
**BSB** 114-879  
**Currency** AUD  
**Transaction period from** 01/10/2020 to 31/12/2020

Date	Description	Serial number	Debit	Credit	Balance
	SUB TOTALS CARRIED FORWARD FROM PREVIOUS PAGE		20,093.90	17,324.11	34,525.00CR
03/11/2020	UNITYWATER 7329273		283.60 ✓		34,241.40CR
06/11/2020	TFR WDL BPAY INTERNET 06NOV11:24 002004931587781621 TAX OFFICE PAYMENTS		1,500.00 ✓		32,741.40CR
07/11/2020	AUTO TSFER TO 0000441777878		5,849.00 ✓		26,892.40CR
27/11/2020	INTERNET DEPOSIT 27NOV09:53 rent			9,395.83 ✓	36,288.23CR
30/11/2020	ACCOUNT SERVICE FEE		10.00 ✓		36,278.23CR
30/11/2020	LOAN ADM FEE EX 0000441777878		60.00 ✓		36,218.23CR
01/12/2020	TFR WDL BPAY INTERNET 01DEC15:54 2296231398282 ASIC		65.00 ✓		36,163.23CR
01/12/2020	INTERNET WITHDRAWAL 01DEC16:00 inv 25567		198.00 ✓		35,965.23CR
01/12/2020	INTERNET WITHDRAWAL 01DEC16:02 inv 25568		198.00 ✓		35,767.23CR
01/12/2020	TFR WDL BPAY INTERNET 01DEC15:59 2296231400278 ASIC		273.00 ✓		35,494.23CR
07/12/2020	AUTO TSFER TO 0000441777878		5,849.00 ✓		29,645.23CR
08/12/2020	TFR WDL BPAY INTERNET 08DEC10:49 002004931587781621 TAX OFFICE PAYMENTS		1,500.00 ✓		28,145.23CR
29/12/2020	INTERNET DEPOSIT 29DEC09:11 rent			9,395.83 ✓	37,541.06CR
31/12/2020	ACCOUNT SERVICE FEE		10.00 ✓		37,531.06CR
31/12/2020	LOAN ADM FEE EX 0000441777878		60.00 ✓		37,471.06CR
	TOTAL		35,939.50	36,115.77	37,471.06CR

# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

**Account name** EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
**Account number** 000 0450 608 321  
**BSB** 114-879  
**Currency** AUD  
**Opening balance** 37,471.06CR  
**Transaction period from** 01/01/2021 to 31/03/2021

Date	Description	Serial number	Debit	Credit	Balance
06/01/2021	TFR WDL BPAY INTERNET 06JAN14:19 002004931587781621 TAX OFFICE PAYMENTS		1,500.00 ✓		35,971.06CR
07/01/2021	AUTO TSFER TO 0000441777878		5,849.00 ✓		30,122.06CR
12/01/2021	SuperChoice P L PC070121-184402165			1,180.65 ✓	31,302.71 CR
12/01/2021	ATO ATO00110001377791			2,568.75 ✓	33,871.46CR
12/01/2021	ATO ATO00110001377792			4,112.49 ✓	37,983.95CR
14/01/2021	TFR WDL BPAY INTERNET 14JAN16:27 500679066006790661 MBRC RATES		703.05 ✓		37,280.90CR
21/01/2021	INTERNET WITHDRAWAL 21JAN12:03 inv 25838 - Herron		297.00 ✓		36,983.90CR
21/01/2021	TFR WDL BPAY INTERNET 21JAN12:02 4708070154738160 TAX OFFICE PAYMENTS		1,619.00 ✓		35,364.90CR
27/01/2021	INTERNET DEPOSIT 27JAN11:20 rent			9,395.83 ✓	44,760.73CR
27/01/2021	TFR WDL BPAY INTERNET 27JAN11:16 26106792010000000012DEFT PAYMENTS		3,902.09 ✓		40,858.64CR
30/01/2021	ACCOUNT SERVICE FEE		10.00 ✓		40,848.64CR
30/01/2021	LOAN ADM FEE EX 0000441777878		60.00 ✓		40,788.64CR
02/02/2021	INTERNET WITHDRAWAL 02FEB10:29 inv 215143 - rti trades		1,375.00 ✓		39,413.64CR
04/02/2021	UNITYWATER 7682895		427.40 ✓		38,986.24CR
06/02/2021	AUTO TSFER TO 0000441777878		5,849.00 ✓		33,137.24CR
08/02/2021	TFR WDL BPAY INTERNET 08FEB14:30 002004931587781621 TAX OFFICE PAYMENTS		1,500.00 ✓		31,637.24CR
26/02/2021	INTERNET DEPOSIT 26FEB18:15 rent			9,395.83 ✓	41,033.07CR
27/02/2021	ACCOUNT SERVICE FEE		10.00 ✓		41,023.07CR
	SUB TOTALS CARRIED FORWARD TO NEXT PAGE		23,101.54	26,653.55	41,023.07CR

# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

**Account name** EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
**Account number** 000 0450 608 321  
**BSB** 114-879  
**Currency** AUD  
**Transaction period from** 01/01/2021 to 31/03/2021

Date	Description	Serial number	Debit	Credit	Balance
	SUB TOTALS CARRIED FORWARD FROM PREVIOUS PAGE		23,101.54	26,653.55	41,023.07CR
27/02/2021	LOAN ADM FEE EX 0000441777878		60.00 ✓		40,963.07CR ✓
06/03/2021	AUTO TSFER TO 0000441777878		5,849.00 ✓		35,114.07CR
18/03/2021	TFR WDL BPAY INTERNET 18MAR12:32 0998973226 UNITYWATER		5.65 ✓		35,108.42CR
22/03/2021	TFR WDL BPAY INTERNET 21MAR09:56 002004931587781621 TAX OFFICE PAYMENTS		3,000.00 ✓		32,108.42CR
29/03/2021	INTERNET DEPOSIT 29MAR11:22 rent			9,395.83 ✓	41,504.25CR
31/03/2021	ACCOUNT SERVICE FEE		10.00 ✓		41,494.25CR
31/03/2021	LOAN ADM FEE EX 0000441777878		60.00 ✓		41,434.25CR ✓
	TOTAL		32,086.19	36,049.38	41,434.25CR

# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

**Account name** EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
**Account number** 000 0450 608 321  
**BSB** 114-879  
**Currency** AUD  
**Opening balance** 41,434.25CR  
**Transaction period from** 01/04/2021 to 30/06/2021

Date	Description	Serial number	Debit	Credit	Balance
07/04/2021	AUTO TSFER TO 0000441777878		5,849.00		35,585.25CR
09/04/2021	SuperChoice P L PC060421-192932692			1,205.45 <i>Tracy super</i>	36,790.70CR
14/04/2021	TFR WDL BPAY INTERNET 14APR13:34 4708070154738160 TAX OFFICE PAYMENTS		2,055.00 <i>Math BRS</i>		34,735.70CR
15/04/2021	ATO ATO008000014653131			8,068.75 <i>Tracy super</i>	42,804.45CR
15/04/2021	ATO ATO008000014653132			8,112.49 <i>Anthony super</i>	50,916.94CR
19/04/2021	INTERNET WITHDRAWAL 19APR12:40 inv 26426		297.00 <i>Heron accounting fee</i>		50,619.94CR
27/04/2021	INTERNET WITHDRAWAL 27APR18:00 TO 0000441777878		10,000.00		40,619.94CR
28/04/2021	TFR WDL BPAY INTERNET 28APR09:57 002004931587781621 TAX OFFICE PAYMENTS		1,500.00 <i>Payment plan</i>		39,119.94CR
29/04/2021	INTERNET DEPOSIT 29APR15:04 rent			6,000.00	45,119.94CR
30/04/2021	ACCOUNT SERVICE FEE		10.00		45,109.94CR
30/04/2021	LOAN ADM FEE EX 0000441777878		60.00		45,049.94CR
06/05/2021	TFR WDL BPAY INTERNET 06MAY10:34 500679066006790661 MBRC RATES		703.05		44,346.89CR
07/05/2021	UNITYWATER 8061183		489.31		43,857.58CR
07/05/2021	AUTO TSFER TO 0000441777878		5,849.00		38,008.58CR
13/05/2021	TFR WDL BPAY INTERNET 13MAY09:49 002004931587781621 TAX OFFICE PAYMENTS		3,000.00		35,008.58CR
18/05/2021	INTERNET WITHDRAWAL 18MAY10:29 inv 13129 - roller		330.00		34,678.58CR
27/05/2021	INTERNET DEPOSIT 27MAY08:50 rent			7,395.83	42,074.41CR
31/05/2021	ACCOUNT-KEEPING FEE		10.00		42,064.41CR
SUB TOTALS CARRIED FORWARD TO NEXT PAGE			30,152.36	30,782.52	42,064.41CR

# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

Account name EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
 Account number 000 0450 608 321  
 BSB 114-879  
 Currency AUD  
 Transaction period from 01/04/2021 to 30/06/2021

Date	Description	Serial number	Debit	Credit	Balance
	SUB TOTALS CARRIED FORWARD FROM PREVIOUS PAGE		30,152.36	30,782.52	42,064.41CR
31/05/2021	LOAN ADM FEE EX 000044177878		60.00 ✓		42,004.41CR ✓
07/06/2021	TFR WDL BPAY INTERNET 07JUN12:42 002004931587781621 TAX OFFICE PAYMENTS		1,500.00 ✓ <i>payment plan</i>		40,504.41CR
07/06/2021	AUTO TSFER TO 000044177878		5,849.00		34,655.41CR
14/06/2021	TFR WDL BPAY INTERNET 14JUN12:25 002004931587781621 TAX OFFICE PAYMENTS		3,694.85 ✓ <i>payment plan</i>		30,960.56CR
21/06/2021	INTERNET WITHDRAWAL 21.JUN12:57 inv 218364		<del>2,510.52</del> <i>Roof leaks</i>		28,350.04CR
28/06/2021	INTERNET DEPOSIT 28JUN12:44 rent			4,500.00	32,850.04CR
30/06/2021	ACCOUNT-KEEPING FEE		10.00		32,840.04CR
30/06/2021	LOAN ADM FEE EX 000044177878		60.00		32,780.04CR
	TOTAL		43,936.73	35,282.52	32,780.04CR ✓



## End of Period Closing Figures - Super Fund

Client Name: Earl Superannuation Fund  
Client Code: EARL006 Period Ended: 30 June 2021  
Partner: MH / SA Accountant: Eddy Lee

### Debtors:

\$0.00 665 Accrued Income

8,669.80 - ATO ITA Balance 30/06/2021 ✓

\$8,669.80 680 Sundry Debtors

### Creditors:

\$0.00 880 Sundry Creditors



## GST Reconciliation

Client Name: Earl Superannuation Fund  
 Client Code: EARL006 Period Ended: 30 June 2021  
 Partner/Manager: MH / SA Accountant: Eddy Lee

**Details from BAS:**

Period	GST Collected	GST Paid	PAYG Withholding	PAYG Instalment	FBT Instalment	Deferred Coy Instal	Payment / Refund
July							0
August							0
September	2,562	562					2,000
October							0
November							0
December	2,562	943					1,619
January							0
February							0
March	2,562	507					2,055
April							0
May							0
June	1,628	293					1,335
	<u>9,314</u>	<u>2,305</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,009</u>

**Details from Accounts:**

	<b>892</b>	<b>940</b>
GST Per Accounts	[Yellow Box]	2,112.00 ✓
Cash Basis Adjustments		
GST on Debtors/Creditors	[Yellow Box]	1,335.00
GST Variance	<u>\$0.00 overclaimed</u>	<u>\$777.00 underpaid</u>
<b>Total BAS Adjustments Required</b>		<u>\$777.00 payable</u>
Add: Amounts Overpaid/Underclaimed		
[Yellow Box]		[Yellow Box]
Total		<u>\$0.00</u>
Less: Amounts Underpaid/Overclaimed		
GST Variance btw 2020 June BGL vs 2020 June BAS ✓		777.00 - see attached
Total		<u>\$777.00</u>
<b>Variance (should always be 0)</b>		<u><u>\$0.00</u></u>





**Australian Government**  
**Australian Taxation Office**

**Agent** HERRON ACCOUNTANTS  
**Client** THE TRUSTEE FOR EARL  
SUPERANNUATION FUND  
**ABN** 70 807 015 473

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR EARL SUPERANNUATION FUND	Jul 2020 – Sep 2020	44329868125	Cash

<b>Receipt ID</b>	560415160
<b>Date lodged</b>	26 October 2020
<b>Payment due date</b>	25 November 2020

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$2,562.00	
1B Owed by ATO			\$562.00
G1 Total sales	\$28,187.00		
Does this include GST?	Yes		
<b>PAYG income tax instalment</b>			
5A Owed to ATO		\$0.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 26,988.15 from the 2019 assessment.	\$6,747.00		
T8 Estimated tax for year	\$0.00		
T9 Varied amount payable for quarter	\$0.00		
T4 Reason for variation	Significant change in trading conditions		

## Amount owing to ATO

\$2,000.00

**BPAY<sup>®</sup>**



**Australian Government**  
**Australian Taxation Office**

**Agent** HERRON ACCOUNTANTS  
**Client** THE TRUSTEE FOR EARL  
SUPERANNUATION FUND  
**ABN** 70 807 015 473

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR EARL SUPERANNUATION FUND	Oct 2020 – Dec 2020	45291694444	Cash

<b>Receipt ID</b>	4396083250
<b>Date lodged</b>	26 February 2021
<b>Payment due date</b>	02 March 2021

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$2,562.00	
1B Owed by ATO			\$943.00
G1 Total sales	\$28,187.00		
Does this include GST?	Yes		

## Amount owing to ATO

\$1,619.00

BPAY®



**Bill code** 75556  
**Ref** 4708070154738160

### Telephone and Internet Banking - BPAY®

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

For more information see [www.bpay.com.au](http://www.bpay.com.au)

## Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

**Payment reference number**



**Australian Government**  
**Australian Taxation Office**

**Agent** HERRON ACCOUNTANTS  
**Client** THE TRUSTEE FOR EARL  
SUPERANNUATION FUND  
**ABN** 70 807 015 473

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR EARL SUPERANNUATION FUND	Jan 2021 – Mar 2021	45450320835	Cash

<b>Receipt ID</b>	6645378063
<b>Date lodged</b>	28 April 2021
<b>Payment due date</b>	26 May 2021

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$2,562.00	
1B Owed by ATO			\$507.00
G1 Total sales	\$28,187.00		
Does this include GST?	Yes		

## Amount owing to ATO

\$2,055.00

BPAY®



**Bill code** 75556  
**Ref** 4708070154738160

### Telephone and Internet Banking - BPAY®

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

For more information see [www.bpay.com.au](http://www.bpay.com.au)

## Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

**Payment reference number**

## Earl Superannuation Fund

# Detailed Activity Statement Preparation Report

For The Period 01 July 2020 - 30 June 2021

Description	Reference	Gross(Inc GST)	GST Rate	GST
<b>Income</b>				
<b>Sales</b>				
<b>Property Income</b>				
Rent Received - 1/28 Flinders Parade, North Lakes				
27/07/2020	Rent Received - 1/28 Flinders Parade, North Lakes	7,000.00	100%	636.36
26/08/2020	Rent Received - 1/28 Flinders Parade, North Lakes	9,791.66	100%	890.15
25/09/2020	Rent Received - 1/28 Flinders Parade, North Lakes	11,395.83	100%	1,035.98
27/10/2020	Rent Received - 1/28 Flinders Parade, North Lakes	9,395.83	100%	854.17
27/11/2020	Rent Received - 1/28 Flinders Parade, North Lakes	9,395.83	100%	854.17
29/12/2020	Rent Received - 1/28 Flinders Parade, North Lakes	9,395.83	100%	854.17
27/01/2021	Rent Received - 1/28 Flinders Parade, North Lakes	9,395.83	100%	854.17
26/02/2021	Rent Received - 1/28 Flinders Parade, North Lakes	9,395.83	100%	854.17
29/03/2021	Rent Received - 1/28 Flinders Parade, North Lakes	9,395.83	100%	854.17
29/04/2021	Rent Received - 1/28 Flinders Parade, North Lakes	6,000.00	100%	545.45
27/05/2021	Rent Received - 1/28 Flinders Parade, North Lakes	7,395.83	100%	672.35
28/06/2021	Rent Received - 1/28 Flinders Parade, North Lakes	4,500.00	100%	409.09
		102,458.30		9,314.40
		102,458.30		9,314.40
<b>Total Sales</b>	G1	102,458.30		
<b>Total GST collected on Sales</b>	1A			9,314.40
<b>Expenses</b>				
<b>Capital Purchases</b>				
<b>Plant and Equipment (at written down value) - Unitised</b>				
Air Condition - Indoor unit PCB and wall controller ducted system				
09/07/2020	Air Condition - Indoor unit PCB and wall controller ducted system	868.00	100%	78.91
		868.00		78.91
		868.00		78.91
<b>Total Capital Purchases</b>	G10	868.00		
<b>Non Capital Purchases</b>				
<b>Accountancy Fees</b>				
Accountancy Fees				

Description	Reference	Gross(Incl GST)	GST Rate	GST
27/07/2020	Accountancy Fees	880.00	100%	80.00
04/09/2020	Accountancy Fees	88.00	100%	8.00
26/10/2020	Accountancy Fees	297.00	100%	27.00
26/10/2020	Accountancy Fees	2,695.00	100%	245.00
01/12/2020	Accountancy Fees	198.00	100%	18.00
01/12/2020	Accountancy Fees	198.00	100%	18.00
21/01/2021	Accountancy Fees	297.00	100%	27.00
19/04/2021	Accountancy Fees	297.00	100%	27.00
		<u>4,950.00</u>		<u>450.00</u>
		4,950.00		450.00

#### Auditor's Remuneration

##### Auditor's Remuneration

26/10/2020	Auditor's Remuneration	385.00	100%	35.00
		<u>385.00</u>		<u>35.00</u>
		385.00		35.00

#### Interest Paid

##### Interest Paid

30/06/2021	Interest Paid	29,575.82	GST Free	0.00
		<u>29,575.82</u>		<u>0.00</u>
		29,575.82		0.00

#### Rental Property Expenses

##### Body Corporate Fees

30/07/2020	Body Corporate Fees	2,500.00	100%	227.27
28/10/2020	Body Corporate Fees	3,902.09	100%	354.74
27/01/2021	Body Corporate Fees	3,902.09	100%	354.74
		<u>10,304.18</u>		<u>936.75</u>

##### Repairs and Maintenance Expenses

27/07/2020	Repairs and Maintenance Expenses	539.00	100%	49.00
19/09/2020	Repairs and Maintenance Expenses	1,303.50	100%	118.50
02/10/2020	Repairs and Maintenance Expenses	330.00	100%	30.00
02/10/2020	Repairs and Maintenance Expenses	929.00	100%	84.45
12/10/2020	Repairs and Maintenance Expenses	110.00	100%	10.00
19/10/2020	Repairs and Maintenance Expenses	1,323.76	100%	120.34
02/02/2021	Repairs and Maintenance Expenses	1,375.00	100%	125.00

Description	Reference	Gross(Incl GST)	GST Rate	GST
18/05/2021	Repairs and Maintenance Expenses	330.00	100%	30.00
21/06/2021	Repairs and Maintenance Expenses	2,610.52	100%	237.32
		<u>8,850.78</u>		<u>804.61</u>
Water Tax				
03/11/2020	Water Tax	283.60	GST Free	0.00
04/02/2021	Water Tax	427.40	GST Free	0.00
		<u>711.00</u>		<u>0.00</u>
		<u>19,865.96</u>		<u>1,741.36</u>
<b>Total Non Capital Purchases</b>	G11	<u>54,776.78</u>		
<b>Total GST Paid on Purchases</b>	1B			<u>2,305.27</u>

**BAS Summary**

<b>Total Sales</b>	<b>G1</b>	102,458.30	<b>Total GST Collected on Sales</b>	<b>1A</b>	9,314.40
<b>Total Capital Purchases</b>	<b>G10</b>	868.00	<b>Total GST Paid on Purchases</b>	<b>1B</b>	2,305.27
<b>Total Non Capital Purchases</b>	<b>G11</b>	54,776.78	<b>GST Payable / (Refundable)</b>		7,009.13

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>GST Payable/Refundable (84000)</b>					
GST Payable/Refundable (84000)					
01/07/2020	Opening Balance				14,288.00 CR
09/07/2020	Air Con - Indoor unit PCB and wall controller ducted system		78.91		14,209.09 CR
27/07/2020				636.36	14,845.45 CR
27/07/2020	roof repair		49.00		14,796.45 CR
27/07/2020			80.00		14,716.45 CR
30/07/2020	body corp		227.27		14,489.18 CR
25/08/2020	ATO ICA + ITA		13,511.00		978.18 CR
26/08/2020				890.15	1,868.33 CR
04/09/2020			8.00		1,860.33 CR
19/09/2020	garden		118.50		1,741.83 CR
25/09/2020				1,035.98	2,777.81 CR
02/10/2020	plumbing		30.00		2,747.81 CR
02/10/2020	replaced faulty power points + check		84.45		2,663.36 CR
12/10/2020	garden		10.00		2,653.36 CR
19/10/2020	ATO ICA		2,000.00		653.36 CR
19/10/2020	plumbing		120.34		533.02 CR
26/10/2020			27.00		506.02 CR
26/10/2020			280.00		226.02 CR
27/10/2020				854.17	1,080.19 CR
28/10/2020	body corp		354.74		725.45 CR
27/11/2020				854.17	1,579.62 CR
01/12/2020			18.00		1,561.62 CR
01/12/2020			18.00		1,543.62 CR
29/12/2020				854.17	2,397.79 CR
21/01/2021			27.00		2,370.79 CR
21/01/2021	ATO ICA		1,619.00		751.79 CR
27/01/2021				854.17	1,605.96 CR
27/01/2021			354.74		1,251.22 CR
02/02/2021	roof leak		125.00		1,126.22 CR
26/02/2021				854.17	1,980.39 CR
29/03/2021				854.17	2,834.56 CR
09/04/2021	ATO ICA		2,055.00		779.56 CR
19/04/2021			27.00		752.56 CR
29/04/2021				545.45	1,298.01 CR
18/05/2021			30.00		1,268.01 CR
27/05/2021				672.35	1,940.36 CR
21/06/2021	roof leak		237.32		1,703.04 CR
28/06/2021				409.09	2,112.13 CR
			<b>21,490.27</b>	<b>9,314.40</b>	<b>2,112.13 CR</b>

**Total Debits: 21,490.27**

**Total Credits: 9,314.40**



**Australian Government**  
**Australian Taxation Office**

**Agent** HERRON ACCOUNTANTS  
**Client** THE TRUSTEE FOR EARL  
SUPERANNUATION FUND  
**ABN** 70 807 015 473

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR EARL SUPERANNUATION FUND	Apr 2021 – Jun 2021	46812741725	Cash

**Payment due date** 25 August 2021

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$2,405.00	
1B Owed by ATO			\$293.00
G1 Total sales	\$26,455.00		
Does this include GST?	Yes		

## Amount owing to ATO

\$2,112.00

### Declaration

- > I THE TRUSTEE FOR EARL SUPERANNUATION FUND authorise HERRON ACCOUNTANTS to give the Apr 2021 – Jun 2021 activity statement to the Commissioner of Taxation for 004 – THE TRUSTEE FOR EARL SUPERANNUATION FUND.
- > I declare that the information provided for the preparation of this activity statement is true and correct.
- > I am authorised to make this declaration.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_





Earl Superannuation Fund  
1 Titan Court  
MANGO HILL QLD 4509

**Invoice Date**  
23 July 2020

**ABN.**  
16 134 060 432

**Invoice No.**  
24598

**Client Code**  
EARL006

# TAX INVOICE

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

Preparation and lodgement of the Superannuation Fund's Business Activity Statement for the period ended 30 June 2020 period including;

- Review and summarise all information provided for GST purposes

Professional services provided including:

- Meeting with Tracey and Anthony regarding various matters;
- Reconciliation of rent, pre-paid rent and contributions in 2019 FY as requested;
- Preparation of various documentations including ASIC Form 484 regarding adding Michael as a member in the Fund; and
- Various email/phone correspondences to revoke the decision to add Michael as a member in the Fund.

Professional advice and assistance from time to time as required.

Our Price  
Plus: GST  
**TOTAL DUE**

800.00
80.00
<b>\$ 880.00</b>



### Remittance Advice - Please return with your payment

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

**Invoice Due Date - 06 August 2020**

**Please forward cheques to:**

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

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

Expires: \_\_\_\_ / \_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_

Client Code: EARL006

Invoice No: 24598

Amount Due: \$ 880.00

Amount Paid: \$ \_\_\_\_\_



Earl Superannuation Fund  
1 Titan Court  
MANGO HILL QLD 4509

**Invoice Date**  
03 September 2020

**ABN.**  
16 134 060 432

**Invoice No.**  
24937

**Client Code**  
EARL006

# TAX INVOICE

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

Establishment of Income Tax Account Payment Plan with the ATO.

Copy of Payment Arrangement supplied.

Our Price  
Plus: GST  
**TOTAL DUE**

80.00
8.00
<b>\$ 88.00</b>



### Remittance Advice - Please return with your payment

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

**Invoice Due Date - 16 September 2020**

**Please forward cheques to:**

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

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: \_\_\_\_ / \_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_

Client Code: EARL006

Invoice No: 24937

Amount Due: \$ 88.00

Amount Paid: \$ \_\_\_\_\_



Earl Superannuation Fund  
1 Titan Court  
MANGO HILL QLD 4509

**Invoice Date**  
16 October 2020  
**ABN.**  
16 134 060 432  
**Invoice No.**  
25223  
**Client Code**  
EARL006

## TAX INVOICE

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

**Annual Administration:**

Coding of data and posting to General Ledger for the period 1 July 2019 to 30 June 2020.

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

- Allocation of contributions received;
- Rental Income and Expenses.

Preparation of Financial Statements for Earl Superannuation Fund for the financial year ended 30 June 2020

Preparation of Member Benefit Statements for the financial year ended 30 June 2020

Preparation and lodgement with the Australian Taxation Office of Fund Income Tax Return for the financial year ended 30 June 2020

Professional advice and assistance from time to time as required. 2,450.00

**Audit:**

Audit of 2020 Financial Statements as performed by Super Audits and paid on behalf of Fund.

350.00

Our Price 2,800.00

Plus: GST 280.00

**TOTAL DUE** **\$3,080.00**



**Remittance Advice - Please return with your payment**

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

**Invoice Due Date - 30 October 2020**

**Please forward cheques to:**

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

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: \_\_\_\_ / \_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_

Client Code: EARL006

Invoice No: 25223

Amount Due: \$3,080.00

Amount Paid: \$ \_\_\_\_\_



Earl Superannuation Fund  
1 Titan Court  
MANGO HILL QLD 4509

**Invoice Date**  
16 October 2020

**ABN.**  
16 134 060 432

**Invoice No.**  
25226

**Client Code**  
EARL006

# TAX INVOICE

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

Preparation and lodgement of the superannuation fund's Business Activity Statement for the period ended 30 September 2020 period including;

- Review and summarise all information provided for GST purposes

Our Price  
Plus: GST  
**TOTAL DUE**

270.00
27.00
<b>\$ 297.00</b>



### Remittance Advice - Please return with your payment

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

**Invoice Due Date - 30 October 2020**

**Please forward cheques to:**

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

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: \_\_\_\_ / \_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_

Client Code: EARL006

Invoice No: 25226

Amount Due: \$ 297.00

Amount Paid: \$ \_\_\_\_\_



Earl Superannuation Fund  
29 Tattler Street  
MANGO HILL QLD 4509

**Invoice Date**  
19 January 2021

**ABN.**  
16 134 060 432

**Invoice No.**  
25838

**Client Code**  
EARL006

## TAX INVOICE

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

Preparation and lodgement of the Business Activity Statement for the period ended 31 December 2020 including;

- Review and summarise all information provided for GST purposes.

Our Price  
Plus: GST  
**TOTAL DUE**

270.00
27.00
<b>\$ 297.00</b>



**Remittance Advice - Please return with your payment**

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

**Invoice Due Date - 02 February 2021**

**Please forward cheques to:**

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

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: \_\_\_\_ / \_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_



Earl Superannuation Fund  
29 Tattler Street  
MANGO HILL QLD 4509

**Invoice Date**  
14 April 2021

**ABN.**  
16 134 060 432

**Invoice No.**  
26426

**Client Code**  
EARL006

# TAX INVOICE

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

Preparation and lodgement of the Business Activity Statement for the period ended 31 March 2021 including;

- Review and summarise all information provided for GST purposes.

Our Price  
Plus: GST  
**TOTAL DUE**

270.00
27.00
<b>\$ 297.00</b>



### Remittance Advice - Please return with your payment

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

**Invoice Due Date - 28 April 2021**

**Please forward cheques to:**

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

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

Expires: \_\_\_\_ / \_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_



Earl SMSF Pty Ltd  
1 Titan Court  
MANGO HILL QLD 4509

**Invoice Date**  
01 December 2020

**ABN.**  
16 134 060 432

**Invoice No.**  
25567

**Client Code**  
EARL005

## TAX INVOICE

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

To the upkeep and maintenance of your Corporate Secretarial file for the year of registration including though not limited to:

- Preparation of standard ASIC forms as required;
- Attending to Company Annual Statement requirements;
- Ensuring up to date ASIC records are maintained;
- Preparation of Solvency Minute;
- Fulfilling all requirements as your registered office for the year and attending to all correspondence received on your behalf.

Our Price  
Plus: GST  
**TOTAL DUE**

180.00
18.00
<b>\$ 198.00</b>



### Remittance Advice - Please return with your payment

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

**Invoice Due Date - 15 December 2020**

**Please forward cheques to:**

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

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

Expires: \_\_\_\_ / \_\_\_\_

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_

Client Code: EARL005

Invoice No: 25567

Amount Due: \$ 198.00

Amount Paid: \$ \_\_\_\_\_



Earl Property Investments Pty Ltd  
1 Titan Court  
MANGO HILL QLD 4509

**Invoice Date**  
01 December 2020

**ABN.**  
16 134 060 432

**Invoice No.**  
25568

**Client Code**  
EARL007

## TAX INVOICE

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

To the upkeep and maintenance of your Corporate Secretarial file for the year of registration including though not limited to:

- Preparation of standard ASIC forms as required;
- Attending to Company Annual Statement requirements;
- Ensuring up to date ASIC records are maintained;
- Preparation of Solvency Minute;
- Fulfilling all requirements as your registered office for the year and attending to all correspondence received on your behalf.

Our Price  
Plus: GST  
**TOTAL DUE**

180.00
18.00
<b>\$ 198.00</b>



### Remittance Advice - Please return with your payment

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

**Invoice Due Date - 15 December 2020**

**Please forward cheques to:**

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

**Credit Card: Mastercard/Visa (Please circle)**

Card No:

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

Expires: \_\_\_\_ / \_\_\_\_

**For Direct Deposit:**

BSB: 124 001  
BoQ Account No: 21374214

Name on Card: \_\_\_\_\_

Signature: \_\_\_\_\_

Client Code: EARL007

Invoice No: 25568

Amount Due: \$ 198.00

Amount Paid: \$ \_\_\_\_\_



Inquires 1300 300 630

Issue date 29 Nov 20

# Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 41098698

## Check this statement carefully

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

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

ACN 623 140 027  
FOR EARL PROPERTY INVESTMENTS PTY LTD

REVIEW DATE: 29 November 20

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



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



Use your agent.

## Company Statement

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

### 1 Registered office

HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

### 2 Principal place of business

1 TITAN COURT MANGO HILL QLD 4509

### 3 Officeholders

Name: ANTHONY EARL  
Born: UNITED KINGDOM  
Date of birth: 24/11/1962  
Address: 1 TITAN COURT MANGO HILL QLD 4509  
Office(s) held: DIRECTOR, APPOINTED 29/11/2017; SECRETARY, APPOINTED 29/11/2017

Name: TRACEY EARL  
Born: SOUTH AFRICA  
Date of birth: 01/06/1968  
Address: 1 TITAN COURT MANGO HILL QLD 4509  
Office(s) held: DIRECTOR, APPOINTED 29/11/2017

### 4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD SHARES	120	\$120.00	\$0.00

### 5 Members

These details continue on the next page

EARL PROPERTY INVESTMENTS PTY LTD ACN 623 140 027

Page 1 of 2

## Company statement continued

Name: ANTHONY EARL

Address: 1 TITAN COURT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	60	Yes	Yes

Name: TRACEY EARL

Address: 1 TITAN COURT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	60	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](http://www.asic.gov.au/addresses).

### 6 Contact address for ASIC use only

Registered agent name: HERRON ACCOUNTANTS

Registered agent number: 5461

Address: PO BOX 504 NORTH LAKES QLD 4509



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

EARL PROPERTY INVESTMENTS PTY LTD  
HERRON ACCOUNTANTS  
PO BOX 504 NORTH LAKES QLD 4509

**INVOICE STATEMENT**

Issue date 29 Nov 20

**EARL PROPERTY INVESTMENTS PTY LTD**

ACN 623 140 027

Account No. 22 623140027

**Summary**

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$273.00</b>

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

*Transaction details are listed on the back of this page*

**Please pay**

Immediately	<b>\$0.00</b>
By 29 Jan 21	<b>\$273.00</b>

*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**

**EARL PROPERTY INVESTMENTS PTY LTD**

ACN 623 140 027

Account No: 22 623140027



22 623140027

<b>TOTAL DUE</b>	<b>\$273.00</b>
Immediately	<b>\$0.00</b>
By 29 Jan 21	<b>\$273.00</b>

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



**Biller Code:** 17301  
**Ref:** 2296231400278



\*814 129 0002296231400278 37

# Transaction details:

page 2 of 2

	<b>Transactions for this period</b>	<b>ASIC reference</b>	<b>\$ Amount</b>
2020-11-29	Annual Review - Pty Co	3X5766063480B A	\$273.00
	<b>Outstanding transactions</b>		
2020-11-29	Annual Review - Pty Co	3X5766063480B A	\$273.00

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2296 2314 0027 837

### Australia Post

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

### Phone

Call 13 18 16 to pay by Mastercard or Visa

### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

### Mail

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

	<b>Bill Code:</b> 17301
	<b>Ref:</b> 2296231400278
<b>Telephone &amp; Internet Banking – BPAY®</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>	

Inquires 1300 300 630

Issue date 29 Nov 20

# Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 38764085

## Check this statement carefully

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

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

ACN 623 139 828  
FOR EARL SMSF PTY LTD

REVIEW DATE: 29 November 20

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



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



Use your agent.

## Company Statement

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

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

**2 Principal place of business**  
1 TITAN COURT MANGO HILL QLD 4509

**3 Officeholders**

Name: ANTHONY EARL  
Born: UNITED KINGDOM  
Date of birth: 24/11/1962  
Address: 1 TITAN COURT MANGO HILL QLD 4509  
Office(s) held: DIRECTOR, APPOINTED 29/11/2017; SECRETARY, APPOINTED 29/11/2017

Name: TRACEY EARL  
Born: SOUTH AFRICA  
Date of birth: 01/06/1968  
Address: 1 TITAN COURT MANGO HILL QLD 4509  
Office(s) held: DIRECTOR, APPOINTED 29/11/2017

## 4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD SHARES	120	\$120.00	\$0.00

## 5 Members

These details continue on the next page

EARL SMSF PTY LTD ACN 623 139 828

Page 1 of 2

## Company statement continued

Name: ANTHONY EARL

Address: 1 TITAN COURT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	60	Yes	Yes

Name: TRACEY EARL

Address: 1 TITAN COURT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	60	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](http://www.asic.gov.au/addresses).

### 6 Contact address for ASIC use only

Registered agent name: HERRON ACCOUNTANTS

Registered agent number: 5461

Address: PO BOX 504 NORTH LAKES QLD 4509



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

EARL SMSF PTY LTD  
HERRON ACCOUNTANTS  
PO BOX 504 NORTH LAKES QLD 4509

**INVOICE STATEMENT**

Issue date 29 Nov 20

**EARL SMSF PTY LTD**

ACN 623 139 828

Account No. 22 623139828

**Summary**

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$55.00</b>

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

*Transaction details are listed on the back of this page*

**Please pay**

Immediately	<b>\$0.00</b>
By 29 Jan 21	<b>\$55.00</b>

***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**

**EARL SMSF PTY LTD**

ACN 623 139 828

Account No: 22 623139828



22 623139828

<b>TOTAL DUE</b>	<b>\$55.00</b>
Immediately	<b>\$0.00</b>
By 29 Jan 21	<b>\$55.00</b>

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



**Bill Code:** 17301  
**Ref:** 2296231398282



\*814 129 0002296231398282 76

# Transaction details:

page 2 of 2

	<b>Transactions for this period</b>	<b>ASIC reference</b>	<b>\$ Amount</b>
2020-11-29	Annual Review - Special Purpose Pty Co	3X5766055480P A	\$55.00
	<b>Outstanding transactions</b>		
2020-11-29	Annual Review - Special Purpose Pty Co	3X5766055480P A	\$55.00

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2296 2313 9828 276

### Australia Post

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

### Phone

Call 13 18 16 to pay by Mastercard or Visa

### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

### Mail

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

	<b>Biller Code:</b> 17301
	<b>Ref:</b> 2296231398282
<b>Telephone &amp; Internet Banking – BPAY®</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>	





Client Name: Earl Superannuation Fund  
 Client Code: EARL006 Period Ended: 30 June 2020  
 Partner: 0 Accountant: Eddy Lee

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

Loan purpose **St George Bank-Variable Business Loan**

Date loan commenced **07/08/2018** No of Years **5**

End of First Financial Year **30/06/2019**

Date	Costs Incurred	
	Establishment Costs	5,500.00
		5,500.00

Year	Amount to Write Off	Balance
2019	988.49	4,511.51
2020	1,100.00 ✓	3,411.51
2021	1,100.00 ✓	2,311.51 ✓
2022	1,100.00	1,211.51
2023	1,211.51	(0.00)
2024	0.00	(0.00)

## Earl Superannuation Fund

## Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
<b>B - Income - Gross rent and other leasing and hiring income</b>				
	27/07/2020	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	6,363.64
	26/08/2020	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	8,901.51
	25/09/2020	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	10,359.85
	27/10/2020	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	8,541.66
	27/11/2020	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	8,541.66
	29/12/2020	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	8,541.66
	27/01/2021	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	8,541.66
	26/02/2021	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	8,541.66
	29/03/2021	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	8,541.66
	29/04/2021	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	5,454.55
	27/05/2021	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	6,723.48
	28/06/2021	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	4,090.91
	30/06/2021	28000/00003	Prepaid Rent Received - 1/28 Flinders Parade, North Lakes	57,922.70
	30/06/2021	28000/00002	Rent Received - 1/28 Flinders Parade, North Lakes	(57,922.70)
<b>Sub-Total</b>				<b>93,143.90</b>
<b>Ignore Cents</b>				<b>0.90</b>
<b>Total</b>				<b>93,143.00</b>
<b>R1 - Assessable employer contributions</b>				
	03/07/2020	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	2,568.75
	03/07/2020	24200/EARANT00001A	(Contributions) Earl, Anthony - Accumulation (Accumulation)	4,112.49
	08/07/2020	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	1,182.92
	12/10/2020	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	1,247.04
	16/10/2020	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	2,568.75
	16/10/2020	24200/EARANT00001A	(Contributions) Earl, Anthony - Accumulation (Accumulation)	4,112.49
	12/01/2021	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	1,180.65
	12/01/2021	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	2,568.75
	12/01/2021	24200/EARANT00001A	(Contributions) Earl, Anthony - Accumulation (Accumulation)	4,112.49
	09/04/2021	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	1,205.45
	15/04/2021	24200/EARTRA00001A	(Contributions) Earl, Tracey - Accumulation (Accumulation)	8,068.75
	15/04/2021	24200/EARANT00001A	(Contributions) Earl, Anthony - Accumulation (Accumulation)	8,112.49

# Earl Superannuation Fund

## Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
<b>R1 - Assessable employer contributions</b>				
<b>Sub-Total</b>				<b>41,041.02</b>
<b>Ignore Cents</b>				<b>0.02</b>
<b>Total</b>				<b>41,041.00</b>
<b>R - Assessable contributions (R1 plus R2 plus R3 less R6)</b>				
Assessable employer contributions				41,041.02
<b>Sub-Total</b>				<b>41,041.02</b>
<b>Ignore Cents</b>				<b>0.02</b>
<b>Total</b>				<b>41,041.00</b>
<b>W - GROSS INCOME (Sum of labels A to U)</b>				
				134,184.00
<b>Sub-Total</b>				<b>134,184.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>134,184.00</b>
<b>V - TOTAL ASSESSABLE INCOME (W less Y)</b>				
				134,184.00
<b>Sub-Total</b>				<b>134,184.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>134,184.00</b>
<b>A1 - Expenses - Interest expenses within Australia</b>				
	30/06/2021	37900	Interest Paid	29,575.82
<b>Sub-Total</b>				<b>29,575.82</b>
<b>Ignore Cents</b>				<b>0.82</b>
<b>Total</b>				<b>29,575.00</b>
<b>D1 - Expenses - Capital works expenditure</b>				
Tax Adjustment - Capital Works Expenditure (D1)		28FLINDERS	1/28 Flinders Parade, North Lakes	28,612.00
<b>Sub-Total</b>				<b>28,612.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>28,612.00</b>
<b>E1 - Expenses - Decline in value of depreciating assets</b>				
	30/06/2021	33400/Earlaircon	Air Condition - Indoor unit PCB and wall controller ducted system	308.72
	30/06/2021	33400/1/28FLIDCA	1/28 Flinders Parade, North Lakes - Capital Improvements	947.66
	30/06/2021	33400/EARL_SOLARSYST EM	Solar System	1,801.67
<b>Sub-Total</b>				<b>3,058.05</b>
<b>Ignore Cents</b>				<b>0.05</b>
<b>Total</b>				<b>3,058.00</b>
<b>H1 - Expenses - SMSF auditor fee</b>				
	26/10/2020	30700	Auditor's Remuneration	350.00

# Earl Superannuation Fund

## Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
<b>H1 - Expenses - SMSF auditor fee</b>				
<b>Sub-Total</b>				<b>350.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>350.00</b>
<b>I1 - Expenses - Investment expenses</b>				
	09/07/2020	42501/00101	Rates	703.05
	13/10/2020	42501/00101	Rates	703.05
	14/01/2021	42501/00101	Rates	703.05
	06/05/2021	42501/00101	Rates	703.05
	30/07/2020	42501/00102	Body Corporate Fees	2,272.73
	28/10/2020	42501/00102	Body Corporate Fees	3,547.35
	27/01/2021	42501/00102	Body Corporate Fees	3,547.35
	03/11/2020	42501/00103	Water Tax	283.60
	04/02/2021	42501/00103	Water Tax	427.40
	18/03/2021	42501/00103	Water Tax	5.65
	07/05/2021	42501/00103	Water Tax	489.31
	27/07/2020	42501/00104	Repairs and Maintenance Expenses	490.00
	19/09/2020	42501/00104	Repairs and Maintenance Expenses	1,185.00
	02/10/2020	42501/00104	Repairs and Maintenance Expenses	300.00
	02/10/2020	42501/00104	Repairs and Maintenance Expenses	844.55
	12/10/2020	42501/00104	Repairs and Maintenance Expenses	100.00
	19/10/2020	42501/00104	Repairs and Maintenance Expenses	1,203.42
	02/02/2021	42501/00104	Repairs and Maintenance Expenses	1,250.00
	18/05/2021	42501/00104	Repairs and Maintenance Expenses	300.00
	21/06/2021	42501/00104	Repairs and Maintenance Expenses	2,373.20
<b>Sub-Total</b>				<b>21,431.76</b>
<b>Ignore Cents</b>				<b>0.76</b>
<b>Total</b>				<b>21,431.00</b>
<b>J1 - Expenses - Management and administration expenses</b>				
	27/07/2020	30100	Accountancy Fees	800.00
	31/07/2020	31500	Bank Charges	10.00
	31/07/2020	31500	Bank Charges	60.00
	31/08/2020	31500	Bank Charges	10.00
	31/08/2020	31500	Bank Charges	60.00
	04/09/2020	30100	Accountancy Fees	80.00
	30/09/2020	31500	Bank Charges	70.00
	26/10/2020	30100	Accountancy Fees	270.00
	26/10/2020	30100	Accountancy Fees	2,450.00
	31/10/2020	31500	Bank Charges	70.00
	30/11/2020	31500	Bank Charges	70.00
	01/12/2020	30800	ASIC Fees	55.00
	01/12/2020	30100	Accountancy Fees	180.00
	01/12/2020	30100	Accountancy Fees	180.00

## Earl Superannuation Fund

**Tax Reconciliation Report**

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
<b>J1 - Expenses - Management and administration expenses</b>				
	01/12/2020	30800	ASIC Fees	273.00
	31/12/2020	31500	Bank Charges	70.00
	21/01/2021	30100	Accountancy Fees	270.00
	30/01/2021	31500	Bank Charges	70.00
	27/02/2021	31500	Bank Charges	70.00
	31/03/2021	31500	Bank Charges	70.00
	19/04/2021	30100	Accountancy Fees	270.00
	30/04/2021	31500	Bank Charges	70.00
	31/05/2021	31500	Bank Charges	70.00
	30/06/2021	31500	Bank Charges	70.00
	30/06/2021	31900	Borrowing Cost	1,100.00
	30/06/2021	31500	Bank Charges	(0.13)
	06/10/2020	30400	ATO Supervisory Levy	259.00
<b>Sub-Total</b>				<b>7,026.87</b>
<b>Ignore Cents</b>				<b>0.87</b>
<b>Total</b>				<b>7,026.00</b>
<b>M1 - Expenses - Tax losses deducted</b>				
				13,375.00
<b>Sub-Total</b>				<b>13,375.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>13,375.00</b>
<b>N - TOTAL DEDUCTIONS</b>				
				103,427.00
<b>Sub-Total</b>				<b>103,427.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>103,427.00</b>
<b>O - TAXABLE INCOME OR LOSS</b>				
				30,757.00
<b>Sub-Total</b>				<b>30,757.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>30,757.00</b>
<b>Z - TOTAL SMSF EXPENSES</b>				
				103,427.00
<b>Sub-Total</b>				<b>103,427.00</b>
<b>Ignore Cents</b>				<b>0.00</b>
<b>Total</b>				<b>103,427.00</b>
<b>A - Taxable income</b>				
				30,757.00

Earl Superannuation Fund  
**Tax Reconciliation Report**

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
<b>A - Taxable income</b>				
Sub-Total				30,757.00
Ignore Cents				0.00
Total				30,757.00
<b>T1 - Tax on taxable income</b>				
				4,613.55
Sub-Total				4,613.55
Ignore Cents				0.00
Total				4,613.55
<b>B - Gross Tax</b>				
				4,613.55
Sub-Total				4,613.55
Ignore Cents				0.00
Total				4,613.55
<b>T2 - SUBTOTAL</b>				
				4,613.55
Sub-Total				4,613.55
Ignore Cents				0.00
Total				4,613.55
<b>T3 - SUBTOTAL 2</b>				
				4,613.55
Sub-Total				4,613.55
Ignore Cents				0.00
Total				4,613.55
<b>T5 - TAX PAYABLE</b>				
				4,613.55
Sub-Total				4,613.55
Ignore Cents				0.00
Total				4,613.55
<b>L - Supervisory levy</b>				
				259.00
Sub-Total				259.00
Ignore Cents				0.00
Total				259.00
<b>S - AMOUNT DUE OR REFUNDABLE</b>				
				4,872.55
Sub-Total				4,872.55
Ignore Cents				0.00
Total				4,872.55

**Earl Superannuation Fund****Deferred Tax Reconciliation**

For The Period 01 July 2020 - 30 June 2021

Investment Code	Investment Name	Revaluation/Tax Deferred	Permanent Difference (Non-Assessable)	Temporary Difference (Assessable)	Temporary Difference (Accumulation Portion)
<b>Revaluations</b>					
28FLINDERS	1/28 Flinders Parade, North Lakes	169,278.37	56,426.12	112,852.25	112,852.25
		169,278.37	56,426.12	112,852.25	112,852.25
<b>Tax Deferred Distributions</b>					
28FLINDERS	1/28 Flinders Parade, North Lakes	28,612.00	0.00	28,612.00	28,612.00
		28,612.00	0.00	28,612.00	28,612.00
<b>Total</b>		197,890.37	56,426.12	141,464.25	141,464.25
<b>Deferred Tax Liability (Asset) Summary</b>					
<b>Opening Balance</b>		(2,508.30)			
Current Year Transactions		21,219.64			
Total Capital Losses		0.00			
Total Tax Losses		0.00			
Deferred Tax WriteBacks/Adjustment		0.00			
Capital Loss carried forward recouped		0.00			
Tax Loss carried forward recouped		2,006.25			
<b>Closing Balance</b>		20,717.59			

Earl Superannuation Fund  
**Statement of Taxable Income**

For the year ended 30 June 2021

---

	<b>2021</b>
	<b>\$</b>
Benefits accrued as a result of operations	242,020.79
<b>Less</b>	
Increase in MV of investments	169,278.37
Tax Losses Deducted	13,375.00
Tax Adjustment - Capital Works Expenditure (D1)	28,612.00
	<hr/> 211,265.37
SMSF Annual Return Rounding	1.58
	<hr/>
<b>Taxable Income or Loss</b>	<b>30,757.00</b>
	<hr/>
Income Tax on Taxable Income or Loss	4,613.55
	 <hr/>
<b>CURRENT TAX OR REFUND</b>	<b>4,613.55</b>
	<hr/>
Supervisory Levy	259.00
	<hr/>
<b>AMOUNT DUE OR REFUNDABLE</b>	<b>4,872.55</b>
	<hr/>

---



# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Contributions (24200)</b>					
<u>(Contributions) Earl, Anthony - Accumulation (EARANT00001A)</u>					
03/07/2020				4,112.49	4,112.49 CR
16/10/2020				4,112.49	8,224.98 CR
12/01/2021				4,112.49	12,337.47 CR
15/04/2021				8,112.49	20,449.96 CR
				<b>20,449.96</b>	<b>20,449.96 CR</b>
<u>(Contributions) Earl, Tracey - Accumulation (EARTRA00001A)</u>					
03/07/2020				2,568.75	2,568.75 CR
08/07/2020				1,182.92	3,751.67 CR
12/10/2020				1,247.04	4,998.71 CR
16/10/2020				2,568.75	7,567.46 CR
12/01/2021				1,180.65	8,748.11 CR
12/01/2021				2,568.75	11,316.86 CR
09/04/2021				1,205.45	12,522.31 CR
15/04/2021				8,068.75	20,591.06 CR
				<b>20,591.06</b>	<b>20,591.06 CR</b>
<b>Changes in Market Values of Investments (24700)</b>					
<u>Changes in Market Values of Investments (24700)</u>					
30/06/2021	Revaluation - 30/06/2021 @ \$1,700,000.000000 (Exit) - 1.000000 Units on hand (28FLINDERS)			169,278.37	169,278.37 CR
				<b>169,278.37</b>	<b>169,278.37 CR</b>
<b>Property Income (28000)</b>					
<u>Rent Received - 1/28 Flinders Parade, North Lakes (00002)</u>					
27/07/2020				6,363.64	6,363.64 CR
26/08/2020				8,901.51	15,265.15 CR
25/09/2020				10,359.85	25,625.00 CR
27/10/2020				8,541.66	34,166.66 CR
27/11/2020				8,541.66	42,708.32 CR
29/12/2020				8,541.66	51,249.98 CR
27/01/2021				8,541.66	59,791.64 CR
26/02/2021				8,541.66	68,333.30 CR
29/03/2021				8,541.66	76,874.96 CR
29/04/2021				5,454.55	82,329.51 CR
27/05/2021				6,723.48	89,052.99 CR
28/06/2021				4,090.91	93,143.90 CR
30/06/2021	split 2021 rent and 2022 prepaid rent		57,922.70		35,221.20 CR
			<b>57,922.70</b>	<b>93,143.90</b>	<b>35,221.20 CR</b>
<u>Prepaid Rent Received - 1/28 Flinders Parade, North Lakes (00003)</u>					
30/06/2021	split 2021 rent and 2022 prepaid rent			57,922.70	57,922.70 CR
				<b>57,922.70</b>	<b>57,922.70 CR</b>
<b>Accountancy Fees (30100)</b>					
<u>Accountancy Fees (30100)</u>					

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
27/07/2020			800.00		800.00 DR
04/09/2020			80.00		880.00 DR
26/10/2020			270.00		1,150.00 DR
26/10/2020			2,450.00		3,600.00 DR
01/12/2020			180.00		3,780.00 DR
01/12/2020			180.00		3,960.00 DR
21/01/2021			270.00		4,230.00 DR
19/04/2021			270.00		4,500.00 DR
			<b>4,500.00</b>		<b>4,500.00 DR</b>
<b>ATO Supervisory Levy (30400)</b>					
<u>ATO Supervisory Levy (30400)</u>					
06/10/2020	ATO ITA - 2020 income tax refund		259.00		259.00 DR
			<b>259.00</b>		<b>259.00 DR</b>
<b>Auditor's Remuneration (30700)</b>					
<u>Auditor's Remuneration (30700)</u>					
26/10/2020			350.00		350.00 DR
			<b>350.00</b>		<b>350.00 DR</b>
<b>ASIC Fees (30800)</b>					
<u>ASIC Fees (30800)</u>					
01/12/2020			55.00		55.00 DR
01/12/2020			273.00		328.00 DR
			<b>328.00</b>		<b>328.00 DR</b>
<b>Bank Charges (31500)</b>					
<u>Bank Charges (31500)</u>					
31/07/2020			10.00		10.00 DR
31/07/2020			60.00		70.00 DR
31/08/2020			10.00		80.00 DR
31/08/2020			60.00		140.00 DR
30/09/2020			70.00		210.00 DR
31/10/2020			70.00		280.00 DR
30/11/2020			70.00		350.00 DR
31/12/2020			70.00		420.00 DR
30/01/2021			70.00		490.00 DR
27/02/2021			70.00		560.00 DR
31/03/2021			70.00		630.00 DR
30/04/2021			70.00		700.00 DR
31/05/2021			70.00		770.00 DR
30/06/2021			70.00		840.00 DR
30/06/2021	rounding			0.13	839.87 DR
			<b>840.00</b>	<b>0.13</b>	<b>839.87 DR</b>
<b>Borrowing Cost (31900)</b>					
<u>Borrowing Cost (31900)</u>					
30/06/2021	borrowing cost		1,100.00		1,100.00 DR
			<b>1,100.00</b>		<b>1,100.00 DR</b>
<b>Depreciation (33400)</b>					

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<u>1/28 Flinders Parade, North Lakes - Capital Improvements (1/28FLIDCA)</u>					
30/06/2021	Depreciation for the period {2021}		947.66		947.66 DR
			<b>947.66</b>		<b>947.66 DR</b>
<u>Solar System (EARL_SOLARSYSTEM)</u>					
30/06/2021	Depreciation for the period {2021}		1,801.67		1,801.67 DR
			<b>1,801.67</b>		<b>1,801.67 DR</b>
<u>Air Condition - Indoor unit PCB and wall controller ducted system (Earlaircon)</u>					
30/06/2021	Depreciation for the period {2021}		308.72		308.72 DR
			<b>308.72</b>		<b>308.72 DR</b>
<b>Interest Paid (37900)</b>					
<u>Interest Paid (37900)</u>					
30/06/2021	Loan Interest		29,575.82		29,575.82 DR
			<b>29,575.82</b>		<b>29,575.82 DR</b>
<b>Rental Property Expenses (42501)</b>					
<u>Rates (00101)</u>					
09/07/2020			703.05		703.05 DR
13/10/2020			703.05		1,406.10 DR
14/01/2021	rates		703.05		2,109.15 DR
06/05/2021			703.05		2,812.20 DR
			<b>2,812.20</b>		<b>2,812.20 DR</b>
<u>Body Corporate Fees (00102)</u>					
30/07/2020	body corp		2,272.73		2,272.73 DR
28/10/2020	body corp		3,547.35		5,820.08 DR
27/01/2021			3,547.35		9,367.43 DR
			<b>9,367.43</b>		<b>9,367.43 DR</b>
<u>Water Tax (00103)</u>					
03/11/2020			283.60		283.60 DR
04/02/2021			427.40		711.00 DR
18/03/2021			5.65		716.65 DR
07/05/2021			489.31		1,205.96 DR
			<b>1,205.96</b>		<b>1,205.96 DR</b>
<u>Repairs and Maintenance Expenses (00104)</u>					
27/07/2020	roof repair		490.00		490.00 DR
19/09/2020	garden		1,185.00		1,675.00 DR
02/10/2020	plumbing		300.00		1,975.00 DR
02/10/2020	replaced faulty power points + check		844.55		2,819.55 DR
12/10/2020	garden		100.00		2,919.55 DR
19/10/2020	plumbing		1,203.42		4,122.97 DR
02/02/2021	roof leak		1,250.00		5,372.97 DR
18/05/2021			300.00		5,672.97 DR
21/06/2021	roof leak		2,373.20		8,046.17 DR
			<b>8,046.17</b>		<b>8,046.17 DR</b>
<b>Income Tax Expense (48500)</b>					
<u>Income Tax Expense (48500)</u>					

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/06/2021	Create Entries - PDIT Entry - 30/06/2021		23,225.89		23,225.89 DR
30/06/2021	Create Entries - Income Tax Expense - 30/06/2021		4,613.55		27,839.44 DR
			<b>27,839.44</b>		<b>27,839.44 DR</b>
<b>Profit/Loss Allocation Account (49000)</b>					
<u>Profit/Loss Allocation Account (49000)</u>					
03/07/2020	System Member Journals		2,183.44		2,183.44 DR
03/07/2020	System Member Journals		3,495.62		5,679.06 DR
08/07/2020	System Member Journals		1,005.48		6,684.54 DR
12/10/2020	System Member Journals		1,059.98		7,744.52 DR
16/10/2020	System Member Journals		2,183.44		9,927.96 DR
16/10/2020	System Member Journals		3,495.62		13,423.58 DR
12/01/2021	System Member Journals		1,003.55		14,427.13 DR
12/01/2021	System Member Journals		2,183.44		16,610.57 DR
12/01/2021	System Member Journals		3,495.62		20,106.19 DR
09/04/2021	System Member Journals		1,024.63		21,130.82 DR
15/04/2021	System Member Journals		6,858.44		27,989.26 DR
15/04/2021	System Member Journals		6,895.62		34,884.88 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021		109,493.78		144,378.66 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021		91,485.99		235,864.65 DR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021			11,813.06	224,051.59 DR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021			9,870.24	214,181.35 DR
			<b>235,864.65</b>	<b>21,683.30</b>	<b>214,181.35 DR</b>
<b>Opening Balance (50010)</b>					
<u>(Opening Balance) Earl, Anthony - Accumulation (EARANT00001A)</u>					
01/07/2020	Opening Balance				424,618.44 CR
01/07/2020	Close Period Journal			30,394.36	455,012.80 CR
				<b>30,394.36</b>	<b>455,012.80 CR</b>
<u>(Opening Balance) Earl, Tracey - Accumulation (EARTRA00001A)</u>					
01/07/2020	Opening Balance				352,270.75 CR
01/07/2020	Close Period Journal			26,843.33	379,114.08 CR
				<b>26,843.33</b>	<b>379,114.08 CR</b>
<b>Contributions (52420)</b>					
<u>(Contributions) Earl, Anthony - Accumulation (EARANT00001A)</u>					
01/07/2020	Opening Balance				19,093.18 CR
01/07/2020	Close Period Journal		19,093.18		0.00 DR
03/07/2020	System Member Journals			4,112.49	4,112.49 CR
16/10/2020	System Member Journals			4,112.49	8,224.98 CR
12/01/2021	System Member Journals			4,112.49	12,337.47 CR
15/04/2021	System Member Journals			8,112.49	20,449.96 CR
			<b>19,093.18</b>	<b>20,449.96</b>	<b>20,449.96 CR</b>
<u>(Contributions) Earl, Tracey - Accumulation (EARTRA00001A)</u>					
01/07/2020	Opening Balance				17,712.31 CR
01/07/2020	Close Period Journal		17,712.31		0.00 DR

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
03/07/2020	System Member Journals			2,568.75	2,568.75 CR
08/07/2020	System Member Journals			1,182.92	3,751.67 CR
12/10/2020	System Member Journals			1,247.04	4,998.71 CR
16/10/2020	System Member Journals			2,568.75	7,567.46 CR
12/01/2021	System Member Journals			1,180.65	8,748.11 CR
12/01/2021	System Member Journals			2,568.75	11,316.86 CR
09/04/2021	System Member Journals			1,205.45	12,522.31 CR
15/04/2021	System Member Journals			8,068.75	20,591.06 CR
			<b>17,712.31</b>	<b>20,591.06</b>	<b>20,591.06 CR</b>
<b>Share of Profit/(Loss) (53100)</b>					
<u>(Share of Profit/(Loss)) Earl, Anthony - Accumulation (EARANT00001A)</u>					
01/07/2020	Opening Balance				9,782.86 CR
01/07/2020	Close Period Journal		9,782.86		0.00 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021			109,493.78	109,493.78 CR
			<b>9,782.86</b>	<b>109,493.78</b>	<b>109,493.78 CR</b>
<u>(Share of Profit/(Loss)) Earl, Tracey - Accumulation (EARTRA00001A)</u>					
01/07/2020	Opening Balance				8,141.04 CR
01/07/2020	Close Period Journal		8,141.04		0.00 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021			91,485.99	91,485.99 CR
			<b>8,141.04</b>	<b>91,485.99</b>	<b>91,485.99 CR</b>
<b>Income Tax (53330)</b>					
<u>(Income Tax) Earl, Anthony - Accumulation (EARANT00001A)</u>					
01/07/2020	Opening Balance				4,382.28 CR
01/07/2020	Close Period Journal		4,382.28		0.00 DR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021		11,813.06		11,813.06 DR
			<b>16,195.34</b>		<b>11,813.06 DR</b>
<u>(Income Tax) Earl, Tracey - Accumulation (EARTRA00001A)</u>					
01/07/2020	Opening Balance				3,646.81 CR
01/07/2020	Close Period Journal		3,646.81		0.00 DR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021		9,870.24		9,870.24 DR
			<b>13,517.05</b>		<b>9,870.24 DR</b>
<b>Contributions Tax (53800)</b>					
<u>(Contributions Tax) Earl, Anthony - Accumulation (EARANT00001A)</u>					
01/07/2020	Opening Balance				2,863.96 DR
01/07/2020	Close Period Journal			2,863.96	0.00 DR
03/07/2020	System Member Journals		616.87		616.87 DR
16/10/2020	System Member Journals		616.87		1,233.74 DR
12/01/2021	System Member Journals		616.87		1,850.61 DR
15/04/2021	System Member Journals		1,216.87		3,067.48 DR
			<b>3,067.48</b>	<b>2,863.96</b>	<b>3,067.48 DR</b>
<u>(Contributions Tax) Earl, Tracey - Accumulation (EARTRA00001A)</u>					
01/07/2020	Opening Balance				2,656.83 DR
01/07/2020	Close Period Journal			2,656.83	0.00 DR
03/07/2020	System Member Journals		385.31		385.31 DR

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
08/07/2020	System Member Journals		177.44		562.75 DR
12/10/2020	System Member Journals		187.06		749.81 DR
16/10/2020	System Member Journals		385.31		1,135.12 DR
12/01/2021	System Member Journals		177.10		1,312.22 DR
12/01/2021	System Member Journals		385.31		1,697.53 DR
09/04/2021	System Member Journals		180.82		1,878.35 DR
15/04/2021	System Member Journals		1,210.31		3,088.66 DR
			<b>3,088.66</b>	<b>2,656.83</b>	<b>3,088.66 DR</b>

### Bank Accounts (60400)

#### St.George Freedom Business - 450608321 (STG450608321)

01/07/2020	Opening Balance				28,101.64 DR
03/07/2020			2,568.75		30,670.39 DR
03/07/2020			4,112.49		34,782.88 DR
07/07/2020				5,849.00	28,933.88 DR
08/07/2020			1,182.92		30,116.80 DR
09/07/2020				703.05	29,413.75 DR
09/07/2020	Air Con - Indoor unit PCB and wall controller ducted system			868.00	28,545.75 DR
27/07/2020			7,000.00		35,545.75 DR
27/07/2020	roof repair			539.00	35,006.75 DR
27/07/2020				880.00	34,126.75 DR
30/07/2020	body corp			2,500.00	31,626.75 DR
31/07/2020				10.00	31,616.75 DR
31/07/2020				60.00	31,556.75 DR
07/08/2020				5,849.00	25,707.75 DR
26/08/2020			9,791.66		35,499.41 DR
31/08/2020				10.00	35,489.41 DR
31/08/2020				60.00	35,429.41 DR
31/08/2020	ATO ITA			2,219.95	33,209.46 DR
04/09/2020				88.00	33,121.46 DR
07/09/2020				5,849.00	27,272.46 DR
19/09/2020	garden			1,303.50	25,968.96 DR
25/09/2020			11,395.83		37,364.79 DR
30/09/2020				70.00	37,294.79 DR
02/10/2020	plumbing			330.00	36,964.79 DR
02/10/2020	replaced faulty power points + check			929.00	36,035.79 DR
07/10/2020	ATO ITA			1,500.00	34,535.79 DR
07/10/2020				5,849.00	28,686.79 DR
12/10/2020			1,247.04		29,933.83 DR
12/10/2020	garden			110.00	29,823.83 DR
13/10/2020				703.05	29,120.78 DR
16/10/2020			2,568.75		31,689.53 DR
16/10/2020			4,112.49		35,802.02 DR
19/10/2020	ATO ICA			2,000.00	33,802.02 DR
19/10/2020	plumbing			1,323.76	32,478.26 DR
26/10/2020				297.00	32,181.26 DR
26/10/2020				3,080.00	29,101.26 DR

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
27/10/2020			9,395.83		38,497.09 DR
28/10/2020	body corp			3,902.09	34,595.00 DR
31/10/2020				70.00	34,525.00 DR
03/11/2020				283.60	34,241.40 DR
06/11/2020	ATO ICA			1,500.00	32,741.40 DR
07/11/2020				5,849.00	26,892.40 DR
27/11/2020			9,395.83		36,288.23 DR
30/11/2020				70.00	36,218.23 DR
01/12/2020				55.00	36,163.23 DR
01/12/2020				198.00	35,965.23 DR
01/12/2020				198.00	35,767.23 DR
01/12/2020				273.00	35,494.23 DR
07/12/2020				5,849.00	29,645.23 DR
08/12/2020	ATO ICA			1,500.00	28,145.23 DR
29/12/2020			9,395.83		37,541.06 DR
31/12/2020				70.00	37,471.06 DR
31/12/2020	ATO ITA			1,500.00	35,971.06 DR
07/01/2021				5,849.00	30,122.06 DR
12/01/2021			1,180.65		31,302.71 DR
12/01/2021			2,568.75		33,871.46 DR
12/01/2021			4,112.49		37,983.95 DR
14/01/2021	rates			703.05	37,280.90 DR
21/01/2021				297.00	36,983.90 DR
21/01/2021	ATO ICA			1,619.00	35,364.90 DR
27/01/2021			9,395.83		44,760.73 DR
27/01/2021				3,902.09	40,858.64 DR
30/01/2021				70.00	40,788.64 DR
02/02/2021	roof leak			1,375.00	39,413.64 DR
04/02/2021				427.40	38,986.24 DR
06/02/2021				5,849.00	33,137.24 DR
06/02/2021	ATO ITA			1,500.00	31,637.24 DR
26/02/2021			9,395.83		41,033.07 DR
27/02/2021				70.00	40,963.07 DR
06/03/2021				5,849.00	35,114.07 DR
18/03/2021				5.65	35,108.42 DR
22/03/2021	ATO ITA			3,000.00	32,108.42 DR
29/03/2021			9,395.83		41,504.25 DR
31/03/2021				70.00	41,434.25 DR
07/04/2021				5,849.00	35,585.25 DR
09/04/2021			1,205.45		36,790.70 DR
09/04/2021	ATO ICA			2,055.00	34,735.70 DR
15/04/2021			8,068.75		42,804.45 DR
15/04/2021			8,112.49		50,916.94 DR
19/04/2021				297.00	50,619.94 DR
27/04/2021				10,000.00	40,619.94 DR
28/04/2021	ATO ITA			1,500.00	39,119.94 DR
29/04/2021			6,000.00		45,119.94 DR

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/04/2021				70.00	45,049.94 DR
06/05/2021				703.05	44,346.89 DR
07/05/2021				489.31	43,857.58 DR
07/05/2021				5,849.00	38,008.58 DR
13/05/2021	ATO ITA			3,000.00	35,008.58 DR
18/05/2021				330.00	34,678.58 DR
27/05/2021			7,395.83		42,074.41 DR
31/05/2021				70.00	42,004.41 DR
07/06/2021	ATO ITA			1,500.00	40,504.41 DR
07/06/2021				5,849.00	34,655.41 DR
14/06/2021	ATO ITA			3,694.85	30,960.56 DR
21/06/2021	roof leak			2,610.52	28,350.04 DR
28/06/2021			4,500.00		32,850.04 DR
30/06/2021				70.00	32,780.04 DR
			<b>143,499.32</b>	<b>138,820.92</b>	<b>32,780.04 DR</b>
<b>Borrowing Cost (66501)</b>					
<u>Borrowing Cost (66501)</u>					
01/07/2020	Opening Balance				3,411.51 DR
30/06/2021	borrowing cost			1,100.00	2,311.51 DR
				<b>1,100.00</b>	<b>2,311.51 DR</b>
<b>Sundry Debtors (68000)</b>					
<u>Sundry Debtors (68000)</u>					
01/07/2020	Opening Balance				23,872.15 DR
25/08/2020	ATO ICA + ITA			19,511.00	4,361.15 DR
25/08/2020	ATO ICA + ITA			4,361.15	0.00 DR
30/06/2021	move acc - ATO ITA 30/06/2021		8,669.80		8,669.80 DR
			<b>8,669.80</b>	<b>23,872.15</b>	<b>8,669.80 DR</b>
<b>Plant and Equipment (at written down value) - Unitised (76550)</b>					
<u>Solar System (EARL_SOLARSYSTEM)</u>					
01/07/2020	Opening Balance	1.00			18,016.66 DR
30/06/2021	Depreciation for the period {2021}			1,801.67	16,214.99 DR
		<b>1.00</b>		<b>1,801.67</b>	<b>16,214.99 DR</b>
<u>Air Condition - Indoor unit PCB and wall controller ducted system (Earlaircon)</u>					
09/07/2020	Air Con - Indoor unit PCB and wall controller ducted system	1.00	789.09		789.09 DR
30/06/2021	Depreciation for the period {2021}			308.72	480.37 DR
		<b>1.00</b>	<b>789.09</b>	<b>308.72</b>	<b>480.37 DR</b>
<b>Real Estate Properties (Australian - Non Residential) (77250)</b>					
<u>1/28 Flinders Parade, North Lakes - Capital Improvements (1/28FLIDCA)</u>					
01/07/2020	Opening Balance	1.00			36,068.39 DR
30/06/2021	Depreciation for the period {2021}			947.66	35,120.73 DR
		<b>1.00</b>		<b>947.66</b>	<b>35,120.73 DR</b>
<u>1/28 Flinders Parade, North Lakes (28FLINDERS)</u>					
01/07/2020	Opening Balance	1.00			1,530,721.63 DR
30/06/2021	Revaluation - 30/06/2021 @ \$1,700,000.000000 (Exit) - 1.000000 Units on hand		169,278.37		1,700,000.00 DR



# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/06/2021	Create Entries - Capital Works Expenditure Adjustment - 30/06/2021				1,700,000.00 DR
		<b>1.00</b>	<b>169,278.37</b>		<b>1,700,000.00 DR</b>
<b>GST Payable/Refundable (84000)</b>					
<u>GST Payable/Refundable (84000)</u>					
01/07/2020	Opening Balance				14,288.00 CR
09/07/2020	Air Con - Indoor unit PCB and wall controller ducted system		78.91		14,209.09 CR
27/07/2020				636.36	14,845.45 CR
27/07/2020	roof repair		49.00		14,796.45 CR
27/07/2020			80.00		14,716.45 CR
30/07/2020	body corp		227.27		14,489.18 CR
25/08/2020	ATO ICA + ITA		13,511.00		978.18 CR
26/08/2020				890.15	1,868.33 CR
04/09/2020			8.00		1,860.33 CR
19/09/2020	garden		118.50		1,741.83 CR
25/09/2020				1,035.98	2,777.81 CR
02/10/2020	plumbing		30.00		2,747.81 CR
02/10/2020	replaced faulty power points + check		84.45		2,663.36 CR
12/10/2020	garden		10.00		2,653.36 CR
19/10/2020	ATO ICA		2,000.00		653.36 CR
19/10/2020	plumbing		120.34		533.02 CR
26/10/2020			27.00		506.02 CR
26/10/2020			280.00		226.02 CR
27/10/2020				854.17	1,080.19 CR
28/10/2020	body corp		354.74		725.45 CR
27/11/2020				854.17	1,579.62 CR
01/12/2020			18.00		1,561.62 CR
01/12/2020			18.00		1,543.62 CR
29/12/2020				854.17	2,397.79 CR
21/01/2021			27.00		2,370.79 CR
21/01/2021	ATO ICA		1,619.00		751.79 CR
27/01/2021				854.17	1,605.96 CR
27/01/2021			354.74		1,251.22 CR
02/02/2021	roof leak		125.00		1,126.22 CR
26/02/2021				854.17	1,980.39 CR
29/03/2021				854.17	2,834.56 CR
09/04/2021	ATO ICA		2,055.00		779.56 CR
19/04/2021			27.00		752.56 CR
29/04/2021				545.45	1,298.01 CR
18/05/2021			30.00		1,268.01 CR
27/05/2021				672.35	1,940.36 CR
21/06/2021	roof leak		237.32		1,703.04 CR
28/06/2021				409.09	2,112.13 CR
30/06/2021	rounding		0.13		2,112.00 CR
			<b>21,490.40</b>	<b>9,314.40</b>	<b>2,112.00 CR</b>

**Income Tax Payable/Refundable (85000)**

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<u>Income Tax Payable/Refundable (85000)</u>					
01/07/2020	Opening Balance				8,544.00 DR
06/10/2020	ATO ITA - 2020 income tax refund			8,544.00	0.00 DR
30/06/2021	Create Entries - Income Tax Expense - 30/06/2021			4,613.55	4,613.55 CR
				<b>13,157.55</b>	<b>4,613.55 CR</b>
<u>Limited Recourse Borrowing Arrangements (85500)</u>					
<u>1/28 Flinders Parade, North Lakes (28FLINDERS)</u>					
01/07/2020	Opening Balance				770,438.25 CR
07/07/2020			5,849.00		764,589.25 CR
07/08/2020			5,849.00		758,740.25 CR
07/09/2020			5,849.00		752,891.25 CR
07/10/2020			5,849.00		747,042.25 CR
07/11/2020			5,849.00		741,193.25 CR
07/12/2020			5,849.00		735,344.25 CR
07/01/2021			5,849.00		729,495.25 CR
06/02/2021			5,849.00		723,646.25 CR
06/03/2021			5,849.00		717,797.25 CR
07/04/2021			5,849.00		711,948.25 CR
27/04/2021			10,000.00		701,948.25 CR
07/05/2021			5,849.00		696,099.25 CR
07/06/2021			5,849.00		690,250.25 CR
30/06/2021	Loan Interest			29,575.82	719,826.07 CR
			<b>80,188.00</b>	<b>29,575.82</b>	<b>719,826.07 CR</b>
<u>PAYG Payable (86000)</u>					
<u>PAYG Payable (86000)</u>					
01/07/2020	Opening Balance				6,000.00 CR
25/08/2020	ATO ICA + ITA		6,000.00		0.00 DR
			<b>6,000.00</b>		<b>0.00 DR</b>
<u>Sundry Creditors (88000)</u>					
<u>Sundry Creditors (88000)</u>					
01/07/2020	Opening Balance				26,391.15 CR
25/08/2020	ATO ICA + ITA		4,361.15		22,030.00 CR
31/08/2020	ATO ITA		2,219.95		19,810.05 CR
06/10/2020	ATO ITA - 2020 income tax refund		8,285.00		11,525.05 CR
07/10/2020	ATO ITA		1,500.00		10,025.05 CR
06/11/2020	ATO ICA		1,500.00		8,525.05 CR
08/12/2020	ATO ICA		1,500.00		7,025.05 CR
31/12/2020	ATO ITA		1,500.00		5,525.05 CR
06/02/2021	ATO ITA		1,500.00		4,025.05 CR
22/03/2021	ATO ITA		3,000.00		1,025.05 CR
28/04/2021	ATO ITA		1,500.00		474.95 DR
13/05/2021	ATO ITA		3,000.00		3,474.95 DR
07/06/2021	ATO ITA		1,500.00		4,974.95 DR
14/06/2021	ATO ITA		3,694.85		8,669.80 DR
30/06/2021	move acc - ATO ITA 30/06/2021			8,669.80	0.00 DR

# Earl Superannuation Fund General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
			<b>35,060.95</b>	<b>8,669.80</b>	<b>0.00 DR</b>
<b>Deferred Tax Liability/Asset (89000)</b>					
<u>Deferred Tax Liability/Asset (89000)</u>					
01/07/2020	Opening Balance				2,508.30 DR
30/06/2021	Create Entries - PDIT Entry - 30/06/2021			23,225.89	20,717.59 CR
				<b>23,225.89</b>	<b>20,717.59 CR</b>
<b>Total Debits:</b>	<b>938,643.27</b>				
<b>Total Credits:</b>	<b>938,643.27</b>				

## Earl Superannuation Fund

# Create Entries Report

For the period 01 July 2020 to 30 June 2021

### Create Entries Financial Year Summary 01 July 2020 - 30 June 2021

<b>Total Profit</b>	<b>Amount</b>
Income	303,463.29
Less Expense	61,442.50
<b>Total Profit</b>	<b>242,020.79</b>

<b>Tax Summary</b>	<b>Amount</b>
Fund Tax Rate	15.00 %
Total Profit	242,020.79
Less Permanent Differences	56,426.12
Less Timing Differences	112,852.25
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Less LIC Deductions	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Adjustment - Capital Works Expenditure (D1)	28,612.00
Less Tax Losses Deducted	13,375.00
Add SMSF Annual Return Rounding	1.58
<b>Taxable Income</b>	<b>30,757.00</b>
<b>Income Tax on Taxable Income or Loss</b>	<b>4,613.55</b>

<b>Profit/(Loss) Available for Allocation</b>	<b>Amount</b>
Total Available Profit	200,979.77
Franking Credits	0.00
TFN Credits	0.00
Foreign Credits	0.00
FRW Credits	0.00
<b>Total</b>	<b>200,979.77</b>

<b>Income Tax Expense Available for Allocation</b>	<b>Amount</b>
Income Tax on Taxable Income or Loss	4,613.55
Deferred Tax	23,225.89
Member Specific Income Tax	(6,156.14)
<b>Total Income Tax Expense Allocation</b>	<b>21,683.30</b>

## Final Segment 1 from 01 July 2020 to 30 June 2021

### Pool Name Unsegregated Pool

Total Profit	Amount
Income	303,463.29
Less Expense	61,442.50
<b>Total Profit</b>	<b>242,020.79</b>

Create Entries Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	242,020.79
Less Permanent Differences	56,426.12
Less Timing Differences	112,852.25
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Add Taxable Income Adjustment	(41,985.42)
<b>Taxable Income</b>	<b>30,757.00</b>
<b>Income Tax on Taxable Income or Loss</b>	<b>4,613.55</b>

Member Weighted Balance Summary	Weighting%	Amount
Anthony Earl(EARANT00001A)	54.48	464,042.94
Tracey Earl(EARTRA00001A)	45.52	387,740.16

Profit/(Loss) Available for Allocation	Amount
Total Available Profit	200,979.77
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
<b>Total</b>	<b>200,979.77</b>

Allocation to Members	Weighting%	Amount
Anthony Earl(EARANT00001A)	54.48	109,493.78
Tracey Earl(EARTRA00001A)	45.52	91,485.99

Accumulation Weighted Balance Summary	Weighting%	Amount
Anthony Earl(EARANT00001A)	54.48	464,042.94
Tracey Earl(EARTRA00001A)	45.52	387,740.16

Income Tax Expense Available for Allocation	Amount
Income Tax on Taxable Income or Loss	4,613.55
Deferred Tax	23,225.89
Member Specific Income Tax	(6,156.14)
<b>Total Income Tax Expense Allocation</b>	<b>21,683.30</b>

Allocation to Members	Weighting%	Amount
-----------------------	------------	--------

Allocation to Members	Weighting%	Amount
Anthony Earl(EARANT00001A)	54.48	11,813.06
Tracey Earl(EARTRA00001A)	45.52	9,870.24

#### Calculation of daily member weighted balances

##### Anthony Earl (EARANT00001A)

###### Member Balance

01/07/2020	50010	Opening Balance	455,012.80	455,012.80
03/07/2020	52420	Contributions	4,112.49	4,089.96
03/07/2020	53800	Contributions Tax	(616.87)	(613.49)
16/10/2020	52420	Contributions	4,112.49	2,906.91
16/10/2020	53800	Contributions Tax	(616.87)	(436.03)
12/01/2021	52420	Contributions	4,112.49	1,915.41
12/01/2021	53800	Contributions Tax	(616.87)	(287.31)
15/04/2021	52420	Contributions	8,112.49	1,711.40
15/04/2021	53800	Contributions Tax	(1,216.87)	(256.71)
<b>Total Amount (Weighted)</b>				<b>464,042.94</b>

##### Tracey Earl (EARTRA00001A)

###### Member Balance

01/07/2020	50010	Opening Balance	379,114.08	379,114.08
03/07/2020	52420	Contributions	2,568.75	2,554.67
03/07/2020	53800	Contributions Tax	(385.31)	(383.20)
08/07/2020	52420	Contributions	1,182.92	1,160.23
08/07/2020	53800	Contributions Tax	(177.44)	(174.04)
12/10/2020	52420	Contributions	1,247.04	895.14
12/10/2020	53800	Contributions Tax	(187.06)	(134.27)
16/10/2020	52420	Contributions	2,568.75	1,815.72
16/10/2020	53800	Contributions Tax	(385.31)	(272.36)
12/01/2021	52420	Contributions	1,180.65	549.89
12/01/2021	52420	Contributions	2,568.75	1,196.40
12/01/2021	53800	Contributions Tax	(177.10)	(82.48)
12/01/2021	53800	Contributions Tax	(385.31)	(179.46)
09/04/2021	52420	Contributions	1,205.45	274.12
09/04/2021	53800	Contributions Tax	(180.82)	(41.12)
15/04/2021	52420	Contributions	8,068.75	1,702.17
15/04/2021	53800	Contributions Tax	(1,210.31)	(255.33)
<b>Total Amount (Weighted)</b>				<b>387,740.16</b>

#### Calculation of Net Capital Gains

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

#### Foreign Tax Offset Calculations

##### Segment 01 July 2020 to 30 June 2021

Claimable FTO - Unsegregated Pool	0.00
<b>Claimable FTO</b>	<b>0.00</b>

**Total Claimable Foreign Credits for the Year** **0.00**

**Foreign Tax Offset (Label C1)** 0.00

**Applied/Claimed FTO** 0.00

##### Allocations of Foreign Tax Offset to Members

Anthony Earl(EARANT00001A) - 100.00 %	0.00
Tracey Earl(EARTRA00001A) - 0.00 %	0.00
<b>Total Foreign Tax Offset Allocated to Members</b>	<b>0.00</b>

#### Calculation of Outstanding Limited Recourse Borrowing Arrangements

##### Unsegregated

Total Net Assets (Sum of member closing balances Label S)	1,048,308.23
Total Outstanding LRBA Balance	719,826.07

##### Allocation of LRBA asset to members

Anthony Earl - $719826.07 * 570076.00 / 1048308.23$	391,445.53
Tracey Earl - $719826.07 * 478232.23 / 1048308.23$	328,380.54



**Australian Government**  
**Australian Taxation Office**

**Agent** HERRON ACCOUNTANTS  
**Client** THE TRUSTEE FOR EARL  
SUPERANNUATION FUND  
**ABN** 70 807 015 473  
**TFN** 493 158 778

## Income tax 002

<b>Date generated</b>	16/07/2021
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$8,669.80 CR

## Transactions

27 results found - from **01 July 2020** to **16 July 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Jun 2021	15 Jun 2021	Payment received		\$3,694.85	\$8,669.80 CR ✓
8 Jun 2021	7 Jun 2021	Payment received		\$1,500.00	\$4,974.95 CR
14 May 2021	13 May 2021	Payment received		\$3,000.00	\$3,474.95 CR
29 Apr 2021	29 Apr 2021	General interest charge			\$474.95 CR
29 Apr 2021	28 Apr 2021	Payment received		\$1,500.00	\$474.95 CR
1 Apr 2021	1 Apr 2021	General interest charge			\$1,025.05 DR
23 Mar 2021	22 Mar 2021	Payment received		\$3,000.00	\$1,025.05 DR
1 Mar 2021	1 Mar 2021	General interest charge			\$4,025.05 DR
9 Feb 2021	8 Feb 2021	Payment received		\$1,500.00	\$4,025.05 DR
1 Feb 2021	1 Feb 2021	General interest charge			\$5,525.05 DR
7 Jan 2021	6 Jan 2021	Payment received		\$1,500.00	\$5,525.05 DR
4 Jan 2021	4 Jan 2021	General interest charge			\$7,025.05 DR
14 Dec 2020	8 Dec 2020	Payment received		\$1,500.00	\$7,025.05 DR
1 Dec 2020	1 Dec 2020	General interest charge			\$8,525.05 DR
9 Nov 2020	6 Nov 2020	Payment received		\$1,500.00	\$8,525.05 DR
2 Nov 2020	2 Nov 2020	General interest charge			\$10,025.05 DR
8 Oct 2020	7 Oct 2020	Payment received		\$1,500.00	\$10,025.05 DR



Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Oct 2020	7 Oct 2020	General interest charge			\$11,525.05 DR
6 Oct 2020	6 Oct 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$8,285.00	\$11,525.05 DR
1 Oct 2020	21 Aug 2020	General interest charge			\$19,810.05 DR
1 Oct 2020	3 Aug 2020	Amended general interest charge calculated from 01 Jul 20 to 02 Aug 20		\$169.47	\$19,810.05 DR
1 Oct 2020	1 Jul 2020	General interest charge			\$19,979.52 DR
4 Sep 2020	3 Sep 2020	Payment received		\$2,219.95	\$19,979.52 DR
21 Aug 2020	25 Aug 2020	Credit transferred in from Integrated Client Account Activity Statement Payment		\$4,361.15	\$22,199.47 DR
21 Aug 2020	21 Aug 2020	General interest charge			\$26,560.62 DR
3 Aug 2020	3 Aug 2020	General interest charge calculated from 01 Jul 20 to 02 Aug 20	\$169.47		\$26,560.62 DR
1 Jul 2020	1 Jul 2020	General interest charge			\$26,391.15 DR



**Australian Government**  
**Australian Taxation Office**

**Agent** HERRON ACCOUNTANTS  
**Client** THE TRUSTEE FOR EARL  
SUPERANNUATION FUND  
**ABN** 70 807 015 473  
**TFN** 493 158 778

## Activity statement 004

<b>Date generated</b>	16/07/2021
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

8 results found - from **01 July 2020** to **16 July 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
28 Apr 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21 - GST	\$2,055.00		\$0.00
15 Apr 2021	14 Apr 2021	Payment received		\$2,055.00	\$2,055.00 CR
26 Feb 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - GST	\$1,619.00		\$0.00
22 Jan 2021	21 Jan 2021	Payment received		\$1,619.00	\$1,619.00 CR
26 Oct 2020	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20 - GST	\$2,000.00		\$0.00
20 Oct 2020	19 Oct 2020	Payment received		\$2,000.00	\$2,000.00 CR
21 Aug 2020	25 Aug 2020	Credit transferred to Income Tax Account Income Tax	\$4,361.15		\$0.00
10 Aug 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20	\$19,511.00		\$4,361.15 CR
10 Aug 2020	25 Aug 2020	- GST	\$13,511.00		
10 Aug 2020	25 Aug 2020	- PAYG Instalments	\$6,000.00		

# Valuation Report

Strata Titled Industrial Property



Lot 1, 28 Flinders Pde, North Lakes QLD 4509

**As at** 22 July 2021  
**Prepared for** St George Bank - A Division of Westpac Banking Corporation  
**Borrower** Earl SMSF PL ATF Earl Superannuation Fund ABN 70807015473  
**Our Ref** JB2534679

This Valuation Report is prepared for the Lender named above and for first mortgage purposes only and is not to be used or relied upon by any other party for any other purpose. It is subject to the terms and conditions, disclaimers, qualifications and limitations contained in this Valuation Report, including the Third Party Disclaimer and Lender's Customer Disclaimer.

Brisbane CBD

Herron Todd White (Brisbane) Pty Ltd  
ABN 41 605 787 200

Level 19, 167 Eagle Street  
Brisbane QLD 4000  
PO Box 61  
Chermside South QLD 4032

Telephone 07 3002 0900  
briscommercial@htw.com.au  
htw.com.au

## LENDER'S CUSTOMER DISCLAIMER

1. Herron Todd White (HTW) does not authorise the disclosure of this Valuation Report by **St George Bank - A Division of Westpac Banking Corporation** (the Lender) to any unauthorised third party other than to their customer, borrower or guarantor (the Lender's Customer) who:
  - a. directly paid for or reimbursed the lender specifically for this Valuation Report; and
  - b. has acknowledged and agreed in writing, prior to receiving a copy of this Valuation Report, that HTW and the valuer has no liability to the Lender's Customer howsoever arising, including as a result of negligence.

Any use by the Lender's Customer is subject to the following warnings and terms of use.

2. The Lender instructed HTW to undertake a valuation of the subject property and prepare a Valuation Report for the Lender to rely upon when assessing the subject property's suitability for mortgage security purposes.
3. HTW prepared the Valuation Report in accordance with the Lender's instructions (Instructions). When preparing the Valuation Report and providing it to the Lender, HTW acted solely and exclusively for the Lender and owed no duty to advise the Lender's Customer or to consider their circumstances or position.
4. HTW is aware that the Lender may be subject to the Banking Code of Practice (Code) and is disclosing the Valuation Report to its customer to meet its obligations under the Code. Where the Valuation Report is disclosed to the Lender's Customer under the Code, or any other disclosure of this Valuation Report, a copy of the Instructions should also have been provided to the Lender's Customer. The Lender's Customer must contact the Lender if they have not been provided with a copy of the Instructions. The Valuation Report should be read in conjunction with the Instructions.
5. HTW has not assumed any duty to advise the Lender's Customer or to consider the Lender's Customer's circumstances or position by being aware that the Lender must meet its obligations under the Code and provide the Lender's Customer with a copy of the Valuation Report.
6. HTW has no liability to the Lender's Customer howsoever arising at law, including as a result of negligence. HTW did not prepare the Valuation Report for the Lender's Customer and therefore makes no representations nor assumes responsibility at all to the Lender's Customer.
7. The Lender's Customer should not rely in any way on the Valuation Report as its sole purpose is for use by the Lender in assessing the subject property for mortgage security purposes in the context of the Lender's Customer's loan application or extension. Specifically, the Lender's Customer should not rely upon the Valuation Report for the purpose of:
  - a. deciding whether or not to enter into a transaction or alter their financial position; or
  - b. seeking finance from a third party, and should seek their own advice and valuation in such circumstances.
8. The estimated insurance value, if included in the Valuation Report is an estimate of the cost to replace the property new and is based on construction costs at the date of valuation. The insurance value includes some, but not all, ancillary costs that may be encountered when rebuilding the property as detailed in the Valuation Report. The insurance value should not be relied on as a full and accurate estimation of the insurance value for the purposes of making a decision as to the level of insurance coverage that the Lender's Customer should maintain.
9. The contents of the Valuation Report are confidential and HTW does not authorise the disclosure of the Valuation Report by the Lender's Customer to any third party.
10. The Lender's Customer should take note of the date of valuation of the subject property and be aware that the Valuation Report is current at the date of valuation only. The market value of the property may change significantly over a short period of time.
11. The Lender's Customer should direct any questions relating to the Valuation Report to the Lender. HTW is unable to speak to the Lender's Customer directly due to privacy and confidentiality obligations owed to the Lender.



## EXECUTIVE SUMMARY - MORTGAGE FINANCE VALUATION

### INSTRUCTIONS

<b>Property Address</b>	Lot 1, 28 Flinders Pde, North Lakes QLD 4509.
<b>Instructing Party</b>	Mr Steven Kemp of St George Bank.
<b>Prepared For</b>	St George Bank - A Division of Westpac Banking Corporation.
<b>Borrower Name</b>	Earl SMSF PL ATF Earl Superannuation Fund ABN 70807015473.
<b>Interest Being Valued</b>	The interest being valued is the unencumbered estate in fee simple in vacant possession.
<b>Purpose of Valuation</b>	Our valuation has been prepared for first mortgage security purposes only.
<b>Date of Inspection and Valuation</b>	22 July 2021.
<b>Date of Report Issue</b>	30 July 2021.

### TITLE AND STATUTORY DETAILS

<b>Registered Owner</b>	Earl Property Investments Pty Ltd A.C.N. 623 140 027 (as per Title Search dated 21 July 2021).
<b>Real Property Description</b>	Lot 1 on Survey Plan No. 250435.
<b>Encumbrances / Title Discussion</b>	<p>There is one lease registered on the title document.</p> <ul style="list-style-type: none"><li>Lease No. 719060857 to Breaking Point North Lakes Pty Ltd A.C.N. 611 906 275.</li></ul> <p>We note that this is a related party lease and has therefore been disregarded within our valuation in accordance with standard valuation methodology for first mortgage security purposes.</p>
<b>Lot Entitlement</b>	<p>Contribution: 1 with an aggregate of 2; and</p> <p>Interest: 1 with an aggregate of 2.</p>
<b>Statutory Assessments</b>	<p>The subject property's apportionment of the Statutory Site Value is <b>\$164,601</b> effective from 30 June 2021 for local authority rating and land tax purposes.</p> <p>This is <b>below</b> the taxable threshold resulting in no land tax being payable on a single (domestic) company holding basis.</p>



## TITLE AND STATUTORY DETAILS

### Zoning

The property is zoned 'Special Development' which is controlled by the Precinct Plans and Sector Plans approved in accordance with the provisions of the 'Mango Hill Infrastructure Development Control Plan'. Under the 'Mango Hill Infrastructure Development Control Plan' the property is designated within the 'Mixed Industry and Business Area South Sector One'.

The development concept for this Sector is for a range of low impact industry and service trade uses, accommodated within low to medium rise buildings in a landscaped setting. The Sector is intended to include services that provide a direct convenience service and support role to industries and employees in the Precinct. The Sector will provide for the needs of residents within North Lakes and the surrounding urban areas, while not compromising the livelihood of uses within the Town Centre Core and Frame. The Sector is designed to accommodate industry and service trade uses of a lower impact than uses located elsewhere within the Precinct and is designed to provide a link between the Precinct and Town Centre Frame and Core. The Sector also provides for smaller lot sizes catering for small to medium size service trade operation.

The property is presently used as a gym. This use is considered a permitted use under the current planning guidelines.

## VALUATION SUMMARY

### Property Description 'As Is'

The parent parcel is a 2,160 square metre, level regular shaped inside site with a single road frontage to Flinders Pde. The site receives good exposure to passing vehicular.

The subject unit (Lot 1) provides a strata titled, modern style, former light industrial building comprising a Registered Strata Area (RSA) of 814 square metres. This can be apportioned as 90 square metres of ground floor office accommodation, 150 square metres of mezzanine accommodation, and 574 square metres of warehouse accommodation. This reflects an office to warehouse ratio of 29:71. The improvements are currently configured as a gym, however could easily be reconfigured back to light industrial use. General construction comprises a steel portal frame with concrete tilt panel external walls and sheet metal roofing.

The subject property is leased to a single tenant. We note that this is a related party lease and we have therefore disregarded it within our valuation in accordance with standard valuation methodology for first mortgage security purposes.

### Valuation Summary

Passing Net Income:	VP	Passing Yield:	VP
Market Net Income:	\$105,820 p.a.	Adopted Cap. Rate:	6.00%
WALE (By income):	VP	Analysed Rate \$/m <sup>2</sup> :	\$2,088

### Selling Period

Our principal assessment of market value 'as is' herein assumes an effective marketing campaign of up to six months.

### Last Sale

The last recorded sale was in May 2018 for \$1,450,000 (excluding GST).

We are not aware of any current contract of sale over the property.



## VALUATION SUMMARY

**Market Value 'As Is' \$1,700,000**

(Excl. GST)

**(One Million Seven Hundred Thousand Dollars)**

*Our market value assessment is exclusive of any applicable GST. No allowance has been made for realisation expenses.*

***This valuation is subject to the assumptions and qualifications contained within and appended to this report.***

---

### Valuer



**Alex Creswick**

AAPI - Certified Practising Valuer  
API Number: 101552 - QLD Registration  
Number: 3976



**David Walsh**

Director  
AAPI - Certified Practising Valuer  
API Number: 65630 - QLD Registration  
Number: 2627

---

### Important

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

The Counter Signatory, David Walsh, has reviewed the report and is satisfied that the opinion of value contained in the report has been reached based on reasonable grounds. For the avoidance of doubt, the Counter Signatory has not inspected the property and as such (under the API Professional Practice) cannot be an author of this report, and is confirming prima facie that the methodology used by the author of the report (the prime signatory) is sound.

This Valuation Report is prepared for the Lender named above and for first mortgage purposes only and is not to be used or relied upon by any other party for any other purpose. It is subject to the terms and conditions, disclaimers, qualifications and limitations contained in this Valuation Report, including the Third Party Disclaimer and Lender's Customer Disclaimer.

---



## RISK PROFILE

- Cash Flow**
- The property is leased to a related party and not producing any third party rental income.
  - Given the modern style improvements and good location, the lettability is considered moderate to good.

**Overall Risk: MEDIUM**

- Asset**
- The subject property is a modern style, industrial office and warehouse strata titled unit presenting to a good standard.
  - The improvements are currently being utilised as a gym however could be easily reconfigured for light industrial use.
  - The property is located within the established, industrial precinct of North Lakes.
  - The warehouse has an internal clearance that ranges between 7.2 and 8.0 metres and it is accessible via a 5.2 metre roller door.
  - The subject property has the exclusive use of nine car parking bays which equates to one car parking bay per 90 square metres of RSA.

**Overall Risk: LOW**

- Market - Leasing**
- Should the subject property be offered to the market for lease, we would anticipate a likely lease up period in the vicinity of **six months**, given an effective marketing campaign from a diligent and reputable leasing agent.
  - Incentives for industrial properties are quite common in the current market and typically range between 5% and 10% of the first term's net face rent depending on the size, location, quality and condition of the asset. We have applied a three month rent free incentive or **8.33%** of the first term's rent based on a notional three year lease term.

**Overall Risk: MEDIUM**

- Market - Sale**
- The subject property would likely appeal to an owner occupier given its availability with vacant possession, the location and the circa \$1.7M price point.
  - We would anticipate a likely selling period of six months given an effective marketing campaign from a diligent and reputable selling agent.

**Overall Risk: MEDIUM**

- Management**
- We consider management of the property to be straightforward.

**Overall Risk: LOW**

- Environmental**
- No issues identified.

**Overall Risk: LOW**





## ASSUMPTIONS, CONDITIONS AND LIMITATIONS

### **Critical Assumptions**

- This valuation report is provided subject to the definitions, assumptions, disclaimers, limitations and qualifications detailed within and annexed to this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.

### **Security Suitability**

- Having regard to comments outlined in this report, the subject property is considered to offer suitable security for first mortgage purposes.

### **Financier Recommendations and Lending Cautions**

- As at the date of valuation there have been limited transactions in this asset class, post the Coronavirus (COVID-19) outbreak, for comparison purposes to inform opinions of value. We are therefore faced with a higher degree of market uncertainty on which to base judgement. Consequently a higher degree of caution should be attached to our valuation than would normally be the case. Given the valuation uncertainty noted, we recommend that any party authorised to rely on this report review this valuation periodically.



## PROPERTY DESCRIPTION

### LOCATION

**Locality** North Lakes is a near fully developed master planned community located approximately 25 kilometres north of the Brisbane CBD. It is located on the eastern side of the Bruce Highway and spans over 1,000 hectares. The residential areas are now near fully developed, however there is ongoing development of the retail, office and light industrial precincts, adjacent the Bruce Highway.

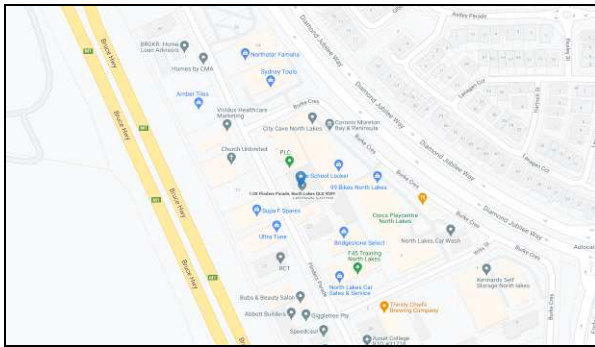
The current population of North Lakes is supported by infrastructure and investment such as a Westfield Shopping Centre, a retirement resort, North Lakes State College, Lakes Private College, a library, a tavern, as well as various cafes and restaurants. More recently Costco, Ikea and Bunnings have opened. The area is well serviced with bus services that operate from the Town Centre, and electric rail services nearby.

**Situation** The parent property is situated on the eastern side of Flinders Pde, being 70 metres south of its intersection with Burke Cr.

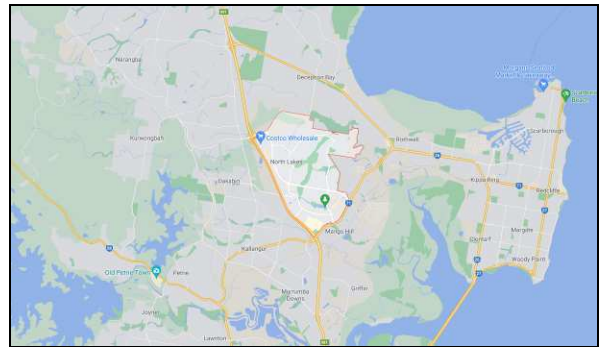
**Surrounding Development** The existing use is considered to be consistent with the surrounding development.

**Infrastructure** The parent property is located close to the following infrastructure: arterial roads, motorways, major transport routes and public transport.

### THE LAND



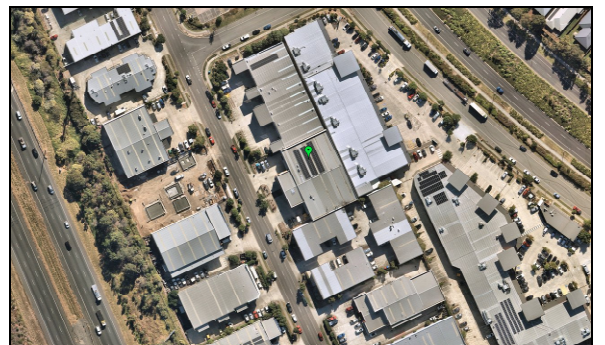
Source: Google Maps



Source: Google Maps



Source: RP Data



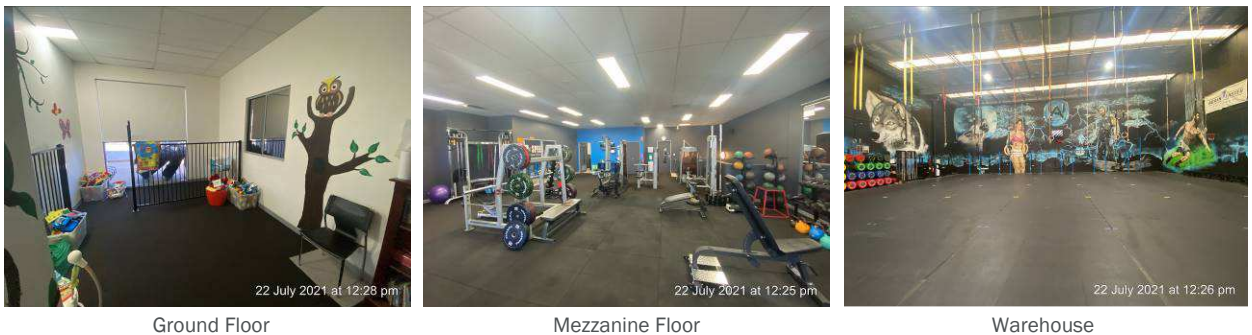
Source: Nearmap



## THE LAND

<b>Land Area</b>	2,160 square metres (parent parcel).
<b>Frontage &amp; Depth</b>	The parent property's frontage to Flinders Pde is approximately 45 metres. The depth of the site along the northern boundary is approximately 45 metres.
<b>Topography</b>	The parent site is a level, regular shaped internal allotment that is at street grade. Overall, it provides a good building contour in its natural state.
<b>Services</b>	The following major services are connected: reticulated water, sewerage, telephone and electricity.
<b>Road System</b>	The parent property has a single road frontage to Flinders Pde.  Flinders Pde is a bitumen sealed, two lane collector road; it has grass verges and concrete kerbing and channelling with kerbside parking.
<b>Access and Exposure</b>	Vehicular access is easy and direct from both directions along Flinders Pde.  The parent property has good exposure to vehicular traffic.
<b>Flooding</b>	The land is not located within a known flood area and is not identified within the Local Authority's flood maps. A formal flood search has not, however, been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.

## IMPROVEMENTS



<b>General Description</b>	The subject unit (Lot 1) provides a strata titled, modern style, former light industrial building comprising a RSA of 814 square metres. This can be apportioned as 90 square metres of ground floor office accommodation, 150 square metres of mezzanine accommodation, and 574 square metres of warehouse accommodation. The improvements are currently configured as a gym, however could easily be reconfigured for light industrial use.
----------------------------	---

Apportionment: Office 29%, Warehouse 71%.

### Floor Area

Description	% of Area	GLA (m <sup>2</sup> )
<b>1 - Vacant</b>		
Ground Floor Office	11%	90
First Floor Office	18%	150
Warehouse	71%	574
<b>Total Mixed</b>	<b>100%</b>	<b>814</b>

<b>Construction</b>	<p><b>Warehouse</b> – concrete foundation and flooring; concrete tilt panel external and internal walls; exposed ceilings; metal and translucent sheeting roof.</p> <p><b>Ground Floor</b> – concrete foundation and flooring; concrete tilt panel external walls; plasterboard internal walls; suspended grid pattern ceiling; tile, vinyl and carpet floor coverings with aluminium framed plate glass glazing.</p> <p><b>Mezzanine</b> – concrete foundation; suspended concrete flooring; concrete tilt panel external walls; plasterboard internal walls; suspended grid pattern ceilings; sheet metal roofing; vinyl and tiled floor coverings with aluminium framed plate glass glazing.</p>
---------------------	---



<b>Layout</b>	Functional.
<b>Services</b>	<p>Split system air conditioning to everywhere excluding the warehouse; unisex handicapped bathroom amenities to the ground floor with a separate shower; male and female toilet amenities to the mezzanine floor; lunchroom to the first floor including a kitchen; mercury vapour lighting to the warehouse and recessed fluorescent lighting to the ground floor/mezzanine component.</p> <p>Primary access is through swing doors to the ground floor office/mezzanine and a single roller door with a 5.2 metre clearance to the warehouse. The warehouse has an internal clearance that ranges between 7.2 and 8.0 metres.</p>
<b>Other Improvements</b>	Minimal landscaping; chain wire perimeter fencing; concrete hardstand areas; hoardings signage; multiple concrete crossovers via Flinders Pde.
<b>Parking</b>	The subject property has the exclusive use of nine car parking bays which equates to one car parking bay per 90 square metres of RSA. We note that kerbside parking is also readily available along Flinders Pde. As such, we would consider parking provisions adequate for the most likely users of the property.
<b>Condition</b>	The improvements present to a good standard and we did not note any items requiring immediate capital expenditure as at the date of valuation.

## ENVIRONMENTAL ISSUES

<b>Site Issues</b>	Any indication of previous noxious or potentially contaminating use?	No
	Subject to an environmental planning overlay that could constrain land use and development?	Yes
	Adjoining land subject to an overlay that indicates adjoining land could be contaminated?	No
	Based on visual inspection to the extent that it is reasonably possible, are there adjoining sites that appear to or are known to have or have had noxious or potentially contaminating uses?	No
	Identified industrial processes onsite that involve the use of chemicals or hazardous materials?	No
	Identified past or present underground storage of fuels, chemicals or hazardous materials at the property?	No
	Included in the current register of contaminated sites?	No search undertaken
	Do operations require environmental licensing, resource consent or equivalent?	No



## ENVIRONMENTAL ISSUES

Whilst our visual site inspection did not indicate any existing or historic use of the site (so far as it is reasonably identifiable) for any hazardous or potentially contaminating industrial processes or for the storage (either above or below ground) of any hazardous chemical substance, we are not environmental experts. Therefore we are unable to certify and confirm that there is no contamination of the property either beneath or above the surface of the soil or elsewhere which might affect value.

There are a variety of overlays encumbering the site which may have varying impacts over potential development. As we are not town planners, we are unable to conclusively determine the impacts of these overlays.

*Our valuation is based upon the assumption that the property is not contaminated or impacted by environmental issues that will affect the marketability or value of the property. It should be noted that environmental matters are outside of our expertise and that this valuation has been prepared without the benefit of soil tests or any other environmental studies.*

*We recommend that any party who has the right to rely upon this valuation report satisfy themselves in relation to any environmental risks or contamination issues, prior to reliance upon this valuation. Should any such issues become apparent, this valuation is not to be relied upon and the report must be returned to the valuer for review and comment.*

*The environmental checklist has been completed subject to the limitations of our site inspection and in the absence of specialist reports. Whilst we have provided broad commentary on the above questions, we advise that these matters are outside of our area of expertise and if doubt exists, specialist advice should be sought and if relevant, referred to the valuer for comment prior to relying upon the valuation.*

<b>Asbestos Materials</b>	Could any buildings or improvements at the property predate 1990?	No
	Is asbestos containing material known to be present?	No
	Asbestos register/record available?	No
As the improvements were constructed post 1 January 1990 and no asbestos has been identified or is likely to be present, there is no requirement under State legislation for an 'Asbestos Register' to be prepared and kept at the workplace.		

<b>Aluminium Composite Cladding</b>	Based on a visual inspection to the extent that it is reasonably possible could any buildings or improvements at the property incorporate aluminium composite cladding as part of their design/build?	No
	<p>Whilst our visual inspection did not identify any aluminium composite cladding, we have not obtained a compliance certificate in relation to the building materials. This valuation report has been prepared with the assumption that the building materials used, as well as the application and installation of those materials, are compliant with the building design as well as Australia's regulatory requirements and codes.</p> <p>Should any adverse improvement concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.</p> <p>We are not experts in 'cladding' or methods of attachment and are not qualified to determine the existence of cladding, let alone determine whether it is non-conforming or non-compliant cladding. We do not accept responsibility or liability for any losses whatsoever arising from the valuer failing to identify non-conforming or non-compliant cladding.</p>	

## OCCUPANCY DETAILS

<b>Overview</b>	The property has been assessed with vacant possession.
-----------------	--



## VALUATION CONSIDERATIONS

### MARKET EVIDENCE

**Rental Evidence** Tabled below is a summary of rental evidence that we have reviewed, analysed and compared to the subject.

Address	Use	Apportionment (Office: Warehouse)	Commence Date	Term (Years)	Area (m <sup>2</sup> )	Net Rental P.A.	Rate (\$/m <sup>2</sup> )
2/21 Torres Cr, North Lakes	Industrial	11:89	1/04/2021	6+4	970	\$116,640	\$120
1/21 Torres Cr, North Lakes	Industrial	11:89	18/03/2021	5+5+5	1,025	\$106,575	\$104
6/24 Burke Cr, North Lakes	Industrial	26:75	26/05/2020	5+5	674	\$87,620	\$130
3/74 Flinders Pde, North Lakes	Industrial	22:78	07/02/2019	3+3+3	236	\$35,385	\$150

**Rental Conclusion** The rentals identified above reflect a broad rate range in the order of \$104 to \$150 per square metre per annum net plus GST.

Having regard to the above rental evidence, prevailing market conditions and the attributes of the subject property, we have adopted a rental rate for the subject property of **\$130** per square metre per annum net.

Description	Lettable Area (m <sup>2</sup> )	Net Passing Income		Net Market Income	
		\$pa	\$/m <sup>2</sup> or \$/unit	\$/m <sup>2</sup> or \$/unit	\$pa
<b>1 - Vacant</b>					
Ground Floor Office	90	-	-	200	18,000
First Floor Office	150	-	-	200	30,000
Warehouse	574	-	-	101	57,820
<b>Sub Total</b>	<b>814</b>	-	-		<b>105,820</b>
<b>Total Mixed</b>	<b>814</b>	-	-		<b>105,820</b>



## MARKET EVIDENCE

**Sales Evidence** We have examined market activity within the locality and have researched sales evidence provided by national sales data providers for details of comparable sales.

The more relevant sales are summarised in the following schedule.

We note that the following transaction is a freehold property providing a superior level of tenure in comparison to a stratum titled property. We have still had reference to it however considering it is a recent transaction within the immediate vicinity of a modern style, industrial building of a generally similar size.

No	Address	Sale Date	Sale Price	Land Area (m <sup>2</sup> )	Lettable Area (m <sup>2</sup> )	Passing Yield (%)	Analysed Market Yield (%)	\$/m <sup>2</sup> Lettable Area
1.	15 Torres Cr, North Lakes	17/02/2021	\$2,400,000	2,590	1,282	VP	6.37	\$1,872

**Comments:** The property is a near level, irregular shaped internal allotment comprising a total land area of 2,590 square metres. The property is zoned within an 'Industry (Mixed Industry and Business)' zone under the Moreton Bay Regional Council Planning Scheme.

Improved on the property is a 1,282 square metre, two level, modern style industrial office and warehouse building that was constructed circa 2021. General construction comprises concrete tilt panel external walls and sheet metal roofing. The office accommodation provides for modern, end of trip facilities and benefits from good natural lighting. The warehouse component comprises clear span accommodation and has a minimum internal clearance of approximately eight metres and can be accessed via four, container height roller shutter doors. There is an easement located along the frontage of the property, affecting approximately 86 square metres of the land.

GLA apportionment: Office: 182 square metres (14%), Warehouse: 1,100 square metres (86%).

**The sale parameters are:**

- Occupancy: The property was sold with **vacant possession**;
- Notional Market Net Rental: \$166,660 per annum or approximately \$130 per square metre of GLA per annum;
- Outgoings: Assessed at \$29,486 per annum or approximately \$23 per square metre of GLA per annum;
- Assessed Market Yield Parameters: Six month lease up allowance and six month rent free incentive based on a notional five year lease term or 10%.

**Comparison:** **Considered inferior on a rate per square metre basis due to the larger GLA and lower office apportionment.**

**The property sold with vacant possession.**



No	Address	Sale Date	Sale Price	Lettable Area (m <sup>2</sup> )	Passing Yield (%)	Analysed Market Yield (%)	\$/m <sup>2</sup> Lettable Area
----	---------	-----------	------------	---------------------------------	-------------------	---------------------------	---------------------------------

2.	116 Lipscombe Road, Deception Bay						
	- Lot 21	21/12/2020	\$764,000	478	VP	6.05	\$1,598

**Comments:** The parent parcel is a near level, 3,265 square metre, rectangular shaped, inside site.

Erected on the property is a modern style, multi staged, strata titled industrial complex consisting of 21 lots in three terraces. General construction comprises steel portal frame, concrete tilt panel and timber veneer external walls and sheet metal roof. There is no exclusive use parking.

**Lot 21** - This lot comprises a total RSA of 478 square metres. This is made up of approximately 57 square metres of basic office / amenities accommodation, 263 square metres of warehouse accommodation and a further 158 square metres of mezzanine storage area. The subject is positioned to the front of the complex enjoying good street exposure.

There are no allocated car parks in the complex, however there are five undercroft and five open car parks immediately adjoining the subject.

Approximate RSA Apportionment: Office: 12%, Warehouse / mezzanine 88%.

**The sale parameters are:**

The property was occupied under an 18 month CTA expiring 3 Feb 2022. Passing gross rent at \$60,000 per annum, or \$50,345 per annum net (\$105/sqm). The tenant had a break clause on one months notice. Therefore assessed as vacant.

- Occupancy: Sold with deemed **vacant possession**. The purchaser intends to occupy;
- Notional Market Net Rent: \$50,190 per annum (plus GST) or approximately \$105 per square metre of RSA per annum;
- Outgoings: Assessed at \$9,655 per annum or approximately \$20 per square metre of RSA per annum;
- Analysed Market Yield Adjustments: Nine month lease up allowance, agent fees and three month rent free incentive (8.33% based on a notional three year lease term).

**Comparison:** Considered inferior on a rate per square metre basis due to the inferior location and lower office apportionment.

The property sold with vacant possession.

3.	86 Lear Jet Dr, Caboolture						
	- Lot 2	8/07/2020	\$850,000	498	VP	6.81	\$1,707

**Comments:** The parent parcel is a near level, 2,023 square metre, rectangular shaped, inside site that is classified within the "Industry Zone - General Industry Precinct".

Erected on the property is a modern style, industrial office / showroom / warehouse complex consisting of two lots. Basic construction of the building comprises concrete tilt panel external walls and sheet metal roofing. The complex has open parking for 18 vehicles.

**Lot 2** - has an RSA of 498 square metres which can be apportioned as approximately 60 square metres of office / showroom accommodation and 438 square metres of warehouse accommodation. The warehouse has front and rear roller doors.

Approximate RSA Apportionment: Office / showroom: 12%, Warehouse: 88%.

**The sales parameters are:**

- Occupancy: Sold with **vacant possession**;
- Notional Market Net Rental: \$62,250 per annum or approximately \$125 per square metre of RSA;
- Outgoings: Assessed at \$13,400 per annum or approximately \$27 per square metre of RSA per annum;
- Analysed Market Yield Analysis: Includes leasing up allowances, agent's fees and a rental incentive.

**Comparison:** Considered inferior on a rate per square metre basis due to the inferior location.

The property sold with vacant possession.





No	Address	Sale Date	Sale Price	Lettable Area (m <sup>2</sup> )	Passing Yield (%)	Analysed Market Yield (%)	\$/m <sup>2</sup> Lettable Area
4.	36 Flinders Pde, North Lakes  - Lot 5	2/12/2019	\$2,070,000	677	5.83	5.83	\$3,058
<b>Comments:</b>	<p>This property is a freestanding building forming part of a strata titled complex located within the North Lakes Business Park.</p> <p>Improved on the property is a brand new, modern style, industrial office/retail showroom/warehouse building comprising a total RSA of 677 square metres. General construction comprises steel portal framing, concrete tilt panel external walls and sheet metal roofing. The warehouse comprises highbay, clearspan accommodation with access via a single container height roller door. The property is freestanding forming part of an industrial complex.</p> <p>RSA apportionment: Showroom: 263 square metres (39%), Warehouse: 414 square metres (61%).</p> <p><b>The sale parameters are:</b></p> <ul style="list-style-type: none"> <li>- Occupancy: Sold fully leased to a single tenant being 'Amber Times' on a 5+5 year term which is due to expire 31 December 2023;</li> <li>- <b>Lease Term Certain: 4.08 years;</b></li> <li>- Passing Net Rental: \$120,677 per annum or approximately \$178 per square metre of RSA per annum;</li> <li>- Outgoings: Approximately \$20 per square metre.</li> </ul>						
<b>Comparison:</b>	<p><b>This is a smaller, strata titled showroom/office/warehouse unit situated in close proximity to the subject property.</b></p> <p><b>Considered superior on a rate per square metre basis due to the showroom component and higher net rental rate.</b></p> <p><b>Considered superior on an investment basis due to the lease term certain.</b></p>						
5.	101 Flinders Pde, North Lakes  - Lot 1	25/10/2019	\$1,150,000	481	VP	6.77	\$2,342
<b>Comments:</b>	<p>The parent parcel is a near level, 2,602 square metre, slightly irregular shaped inside site. Currently under construction is a modern style, two level strata titled industrial/retail warehouse complex comprising of four units across two buildings.</p> <p>Improved on the property is a brand new, modern style, industrial office/showroom/warehouse building comprising a total RSA of 481 square metres which can be apportioned as 78 square metres of showroom accommodation, 111 square metres of warehouse space and 302 square metres of vehicle repair accommodation. General construction comprises steel portal framing, concrete tilt panel external walls and sheet metal roofing. The warehouse comprises highbay, clear span accommodation with access via a single container height roller door.</p> <p>RSA apportionment: Showroom (16%), Warehouse: (84%).</p> <p><b>The sale parameters are:</b></p> <ul style="list-style-type: none"> <li>- <b>Occupancy: Sold fully leased to a related party (Tyre Power).</b> The property has been assessed transacting with vacant possession;</li> <li>- Market Net Rental: \$83,470 per annum or approximately \$175 per square metre of RSA per annum (all outgoings are recoverable); and</li> <li>- Rental Increases: The greater of 3.00% or CPI annually.</li> </ul>						
<b>Comparison:</b>	<p><b>Considered superior on a rate per square metre basis due to the smaller RSA.</b></p> <p><b>Superior on a rate per square metre basis due to its superior exposure and smaller size.</b></p>						
<b>Sales Conclusion</b>	<p>We refer the reader to our comparison comments within the above sales tables.</p> <p>The yields identified above reflect an analysed market yield range of 5.83% to 6.81%. Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted a capitalisation rate of <b>6.00%</b>.</p> <p>The capital value rates identified above reflect a range in the order of \$1,598 to \$3,058 per square metre of lettable area. Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted an analysed rate for the subject property of <b>\$2,000 to \$2,100</b> per square metre of RSA.</p>						
<b>Contract of Sale</b>	<p>We are not aware of any current contract of sale over the property.</p>						



## VALUATION RATIONALE

**Highest and Best Use** We consider the existing use of the subject property to be consistent with the highest and best use of the land.

**Methods of Valuation** Capitalisation of net income and Direct Comparison on a rate per square metre of RSA.

## VALUATION CALCULATIONS

**Direct Comparison Approach** As our primary approach to value we have adopted the direct comparison method to assist the valuer in forming an opinion. This approach allows the valuer to assess an overall rate of the property over the strata area.

We have adopted a range of **\$2,000 to \$2,100** per square metre of RSA.

### Direct Comparison Approach - Building

Sales evidence suggests a rate per square metre of building area range as follows:

Comparisons	GLA (m <sup>2</sup> )	\$/m <sup>2</sup> Building	Total (\$)
Low	814	2,000	1,628,000
High	814	2,100	1,709,400
<b>Core Value</b>		<b>2,050</b>	<b>1,668,700</b>
<b>Rounded for Valuation Purposes</b>			<b>1,700,000</b>

**Capitalisation Approach** The capitalisation approach examines potential net income available from the property, which is then capitalised at a rate that reflects the risk profile of that property, and the property market of the day. This approach attempts to mirror the typical property investors' view of the subject property and the market.

We have been provided with the gross quarterly Council rates, body corporate levies, and Unity water charges by the registered proprietor. An appropriate management fee has been estimated using industry benchmarks and our own knowledge of the market. Land Tax is not payable on a single (domestic) company holding basis in accordance with the Executive Summary.

The assessed outgoings reflect approximately **\$25** per square metre of RSA per annum. Our sales have been analysed to reflect outgoings of between \$20 and \$27 per square metre of RSA per annum. Accordingly the outgoings are considered to be within market parameters.

Item	Definition	Adopted (\$)
<b>Vacant Possession Major Drivers</b>		
Market Gross Income	The total market income receivable from a property on a fully leased basis	126,290
Outgoings	The total of all recoverable and non-recoverable outgoings (statutory and operating expenses).	(20,470)
Market Net Income	The assessed current market net annual income	105,820
Permanent Vacancy Allowance	The assessed loss of income on an ongoing annual basis, due to vacancies and tenant turnover	0.00% -
Capitalisation Rate	The appropriate yield derived from comparable sales evidence and applied to the market income	6.00%

Item	Definition	Adopted (\$)
<b>Vacant Possession Capital Adjustments</b>		
Loss of Rent During Lease Up Period	The present value of the Gross rent foregone during the assumed let up period over all vacant, owner occupied and monthly tenancies	6 months for vacant tenancies. Discounted at the Discount Rate of 6.00% (62,576)
Agents Fees	The present value of the agents leasing fees of all existing or near pending vacancies	12% gross for new leases & 5% gross for renewed leases. Discounted at the Discount Rate of 6.00% (14,827)
New Tenant Incentives	The present value of all new tenant incentives (Fitout & Rent Free Periods)	Discounted at the Discount Rate of 6.00% (30,890)



## VALUATION CALCULATIONS

### Capitalisation Summary - Vacant Possession

	\$/m <sup>2</sup>	Market \$pa
Gross Income	155	126,290
Vacancy / Bad Debt Allowance (0.00%)		
<b>Gross Adjusted Income</b>		<b>126,290</b>
<b>Outgoings:</b>		
Municipal / Council Rates		(2,812)
Water & Sewerage Rates		(1,899)
Strata Levies		(11,759)
Administration / Management Fee		(4,000)
<b>Total Outgoings</b>	<b>(25)</b>	<b>(20,470)</b>
<b>Adopted Net Income</b>		<b>105,820</b>
<b>Capitalisation Rate</b>		<b>6.00%</b>
<b>Core Capital Value</b>		<b>1,763,667</b>
<b>Existing Adjustments</b>		
PV Loss of Rent During Lease Up Period		(62,576)
PV Agents Fees		(14,827)
PV New Tenant Incentives		(30,890)
<b>Total Below the Line Adjustments</b>		<b>(108,294)</b>
Sensitivity - lower Cap Rate of 5.75%		1,732,054
<b>Capitalised Value</b>		<b>1,655,373</b>
Sensitivity - higher Cap Rate of 6.25%		1,584,826
<b>Rounded for Valuation Purposes</b>		<b>1,700,000</b>

### Valuation Conclusions

In valuing the subject property, we have relied upon the two different valuation approaches above being the capitalisation of net income approach and the direct comparison approach.

Having regard to the fact the property has been assessed with vacant possession and the circa \$1.7M price point, we are of the opinion this property would appeal owner occupiers. As such, we have had greater regard to the direct comparison. We note both approaches support our adopted value.

Therefore based on the available evidence and the assumptions and qualifications contained within this report we have assessed the following value for the subject property:

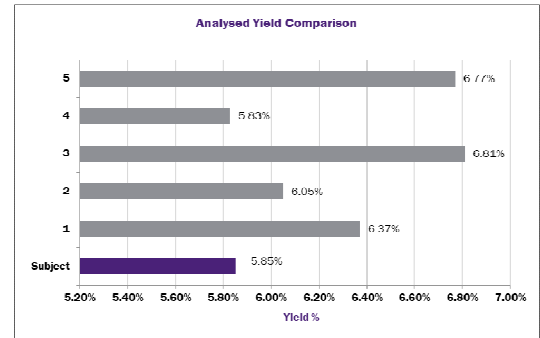
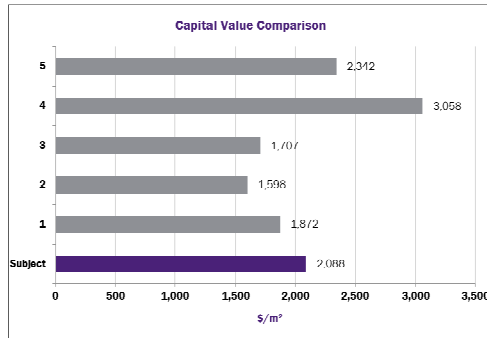
### Valuation Summary

Capitalisation Approach	\$1,700,000
Direct Comparison Approach (based on Building comparison)	\$1,700,000
<b>Adopted Value</b>	<b>\$1,700,000</b>
<b>Which equates to</b>	
a passing yield of	0.00%
an initial yield fully leased of	5.85%
an analysed market yield of	5.85%
an adopted value rate per square metre of lettable area of	\$2,088

Our resultant value rates in comparison to the sales evidence are graphically represented on the following page:



## VALUATION CALCULATIONS



### Security Suitability

Having regard to comments outlined in this report, the subject property is considered to offer suitable security for first mortgage purposes.

### Selling Period

Our principal assessment of market value 'as is' herein assumes an effective marketing campaign of up to six months.

## INSURANCE ESTIMATE

### Summary

The Body Corporate is responsible for insuring the buildings, however, an owner should give consideration to insuring internal fit out.

## ANNEXURES

Definitions, Assumptions, Qualifications & Disclaimers  
 Letter of Instruction  
 Current Title Search  
 Extract from Survey Plan

## DEFINITIONS, ASSUMPTIONS, QUALIFICATIONS & DISCLAIMERS

### DEFINITIONS

- Market Value** The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- Market Rent** The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- Highest and Best Use** The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible.
- 'As Is'** A valuation that provides the market value of the property as it currently exists rather than the value of any proposed development.
- Analysed Yield** Assessed net market income after permanent vacancy allowance, divided by total sale price or adopted value plus any capital adjustments to the core value (capex, PV of reversions and letting up allowances). Also known as 'Equated Market Yield' or 'Equated Reversionary Yield'.

### ASSUMPTIONS

- Easements** This valuation is subject to there being no other encumbrances (other than those noted within this report), which may have an adverse effect on our valuation. Should any such easement or encumbrance become apparent, we reserve the right to review our valuation.
- Town Planning** We assume that planning data obtained from the relevant Local Planning Authority is accurate. In the event that a Town Planning search or any other relevant Planning document is obtained and the information therein is later found to be materially different to the town planning information detailed within the valuation, we reserve the right to amend the valuation.
- A Town Planning search has not been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use of occupation of the improvements as more fully described in this report.
- Body Corporate** This valuation report assumes that a Body Corporate search would confirm that there are no latent defects or orders or use restrictions concerning the subject unit or subject building that would adversely affect the value of the unit.
- Floor Areas** The adopted floor areas are based on our own on site measurements and the registered Survey Plan.
- It is assumed that measurements are in accordance with the Property Council of Australia's appropriate recommended method of measurement for the specific premises type.



**Market Evidence** Market data has been obtained from a range of sources, or as reported by real estate agents. As well as using such documented and generally reliable evidence or market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.

## QUALIFICATIONS & DISCLAIMERS

<b>API Standards</b>	This valuation has been prepared in accordance with the Australian Property Institute (API) Professional Standards.
<b>Accuracy of Information</b>	We advise that any objective information, data or calculations set out in the Valuation Report will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the Valuation Report is incorrect, it may have an impact on the valuation. The valuation is provided on the proviso that the reliant party accepts this risk.
<b>Condition of Improvements</b>	Whilst we have carried out a building inspection, we have not completed a detailed structural survey, verified the condition of the plant and machinery, tested any of the services or inspected unexposed or inaccessible portions of the building. We are therefore unable to state that these are free from defect, rot or infestation. We have viewed the general state of repair of the building and have assumed that the improvements are reasonably structurally sound considering their age.
<b>Conflict of Interest</b>	Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.
<b>Coronavirus (COVID-19) Pandemic</b>	The Australian economy and property markets are being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in valuation uncertainty. As a result, a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 inspired economic uncertainty might have on markets, we recommend that any party authorised to rely on this report review this valuation periodically.
<b>Encroachment</b>	We have physically identified the boundaries upon inspection and there do not appear to be any encroachments. However, we are not surveyors and no warranty can be given without the benefit of an identification survey.
<b>Excluded Searches</b>	The following searches have not been undertaken: Land Survey Plan, Building Survey Plan, Formal Flood, Detailed Town Planning, Contaminated Land Register, Heritage Register, Local/State Road Widening, Vegetation Protection, Native Title. Our valuation assumes such searches would identify no issues that may affect the value and/or liquidity of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment.
<b>First Mortgage</b>	This valuation is provided on the basis that it may be used for assessing and providing first mortgage over the asset. We do not accept liability for losses arising from the assessment and/or provision of non-first mortgages.
<b>Goods and Services Tax (GST)</b>	We stress we are not experts in assessment of GST. We are not privy to the financial circumstances of the owner(s), any agreements executed (or to be executed) between the parties or the previous transactions relating to the property which may impact upon the status of the property for GST. We recommend any party relying upon this valuation seek independent advice in regard to any GST liabilities which may attach to the property.  All rentals, outgoing and sale prices quoted in this report are net of GST unless otherwise stated.
<b>Land Not Affected</b>	Unless identified within the body of this report, we assume, the land is not affected by unstable, hazardous, or toxic soil material; however, no professional expert advice has been sought in this regard. This valuation assumes that there are no problems, however, should any such issues arise; then this matter should be referred to the Valuer for further comment.
<b>Limited Liability</b>	Liability limited by a scheme approved under professional standards legislation.
<b>Market Movement</b>	This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the expiration of 90 days from the date of the valuation or such earlier date if you become aware of any factors that have an effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
<b>Market Uncertainty</b>	The possibility that the Valuers professional opinion as to the Market Value of the asset may differ from the price that could be achieved in a transfer of the asset as at the valuation date, assuming all other market conditions and variables remain constant.
<b>No Compliance Certificate</b>	No Compliance Certificate/Certificate of Classification has been obtained. This valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site. Furthermore, it is assumed that the site improvements have been built, occupied and operated in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
<b>No Pecuniary Interest</b>	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
<b>Not to be reproduced without permission</b>	Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.



---

<b>Other Taxation Implications</b>	Herron Todd White are not taxation experts and we provide our valuation assessment and any associated sales, rental or feasibility analysis, independent of any consideration of income tax, capital gains tax or any other property related tax implications that may be associated directly or indirectly with the subject property.
<b>Prudent Lending</b>	This valuation is prepared on the assumption that the lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio. This clause (Prudent Lenders Clause) only applies if the lender is not a lender regulated by the Banking Act 1959 (Cth).
<b>Reliance and Disclosure</b>	The Report has been prepared for the private and confidential use by the party to whom it is addressed. This valuation is for the use of and may be relied upon only by the party/parties to whom it is addressed. No other parties are entitled to use or rely upon it and Herron Todd White does not assume any liability or responsibility to any other party who does so rely upon the valuation without the express written authority of Herron Todd White. The whole Report must be read and any failure to do so will not constitute reliance by such party asserting reliance on the Report. Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without the written approval from Herron Todd White including the form and context in which it may appear.
<b>Security Suitability</b>	The decision as to the suitability of security for a lending transaction is a commercial decision for the lender/client. That decision must not only be based on the content of the Report but should also extend to other factors beyond the subject property itself. The recommendation within the Report is based on the opinion of the valuer, as to whether the subject property itself, as observed, is in a satisfactory condition both internally and externally, and readily saleable at the assessed market value.
<b>Structural Survey</b>	This valuation report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.

---



## Annexure 1 Letter of Instruction

20 July 2021

St George Bank  
A Division of  
Westpac Banking Corporation  
ABN 33 007 457 141  
Level 12 Waterfront Place  
1 Eagle St  
Brisbane QLD 4000  
*Please reply to:*  
Steven Kemp  
Telephone 0435438308  
Facsimile 07 3232 8822  
Email [kemps@stgeorge.com.au](mailto:kemps@stgeorge.com.au)

Herron Todd White  
GPO Box 2770  
Brisbane QLD 4000

Dear Alex Creswick

**APPLICANT:** Earl SMSF P/L ATF Earl Superannuation Fund ABN 70807015473  
**PROPERTY:** Lot 1 28 Flinders Parade North Lakes QLD 4509

Please value on behalf of St George Bank the above property on the basis of FAIR MARKET VALUE FOR MORTGAGEE PURPOSES, and in accordance with the Bank's standing instructions to valuers.

Your completed valuation report should be delivered to St George Bank within 2 weeks of the date of inspection and report. If you are unable to comply with this requirement, please contact the writer to negotiate an acceptable time frame.

The freehold interest in this property is owned / being purchased by the above customers who can be contacted on 0449 997 653 during business hours. Tracey Earl will be able to supply you with all the necessary particulars and will also make arrangements for you to inspect the property.

Your valuation should address all matters which you consider relevant in determining the valuation and without limiting the generality of the foregoing should address:

- 1) Current and proposed zoning.
- 2) Details of tenancies.
- 3) Is the current use(s) duly authorised?
- 4) If the improvements on the Property were totally destroyed would the relevant authorities permit reconstruction of a similar building for similar use?
- 5) Whether there have been any alterations since the building was originally constructed, identifying the nature of those alterations so further enquiries can be initiated if there is a potential non compliance.
- 6) Please draw to our attention any matter which is unusual, for example:-



- Property affected by proposed resumption;
- Rentals other than market;
- Any sales or leasings of Property other than at arms length.
- Property subject to flooding, landslip, subsidence, or any other detrimental factors.

The valuer is required to advise:

- 1) If there is any process or operation within or on the property, which in any respect could constitute an environmental/contamination risk.
- 2) If in the belief of the valuer there is any potential for environment contamination on the land within the property boundaries which may exist by virtue of its location/history and or proximity to other contaminated sites.

In the event that you provide a valuation to St. George Bank either in response to this letter or otherwise, by doing so you agree and acknowledge as follows:

- 1) The valuation will be relied upon by St. George Bank in approving and making any financial accommodation on the security of the Property.
- 2) You agree that the valuation is provided for Mortgagee purposes and is based on a Fair Market Value of the Property having regard to the comments made by you in the valuation and the comments made in this letter.
- 3) By providing the valuation you acknowledge that St. George Bank proposes to rely upon it and in the event that it is made negligently St. George Bank may suffer loss and may look to you for any loss arising from your negligence.
- 4) The obligations outlined above apply in respect of any negotiation verbally or in writing or by conduct.

Although we have retained you, please note that your fee is to be paid by Earl SMSF P/L ATF Earl Superannuation Fund ABN 70807015473.

Yours sincerely



Steven Kemp  
Business Banking Manager  
SME QLD  
SME QLD  
St. George Bank



## Annexure 2 Current Title Search

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37940602  
Search Date: 21/07/2021 11:36

Title Reference: 51153235  
Date Created: 24/07/2018

Previous Title: 50713684

REGISTERED OWNER

Dealing No: 718927748 14/08/2018

EARL PROPERTY INVESTMENTS PTY LTD A.C.N. 623 140 027  
TRUSTEE  
UNDER INSTRUMENT 718927748

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 250435  
Local Government: MORETON BAY  
COMMUNITY MANAGEMENT STATEMENT 51564  
COMMUNITY MANAGEMENT STATEMENT 38213

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10883222 (POR 2V)
2. MORTGAGE No 718927751 14/08/2018 at 10:43  
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
3. LEASE No 719060857 23/10/2018 at 12:49  
BREAKING POINT NORTH LAKES PTY LTD A.C.N. 611 906 275  
OF THE WHOLE OF THE LOT  
TERM: 07/08/2018 TO 06/08/2023 OPTION 5 YEARS

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

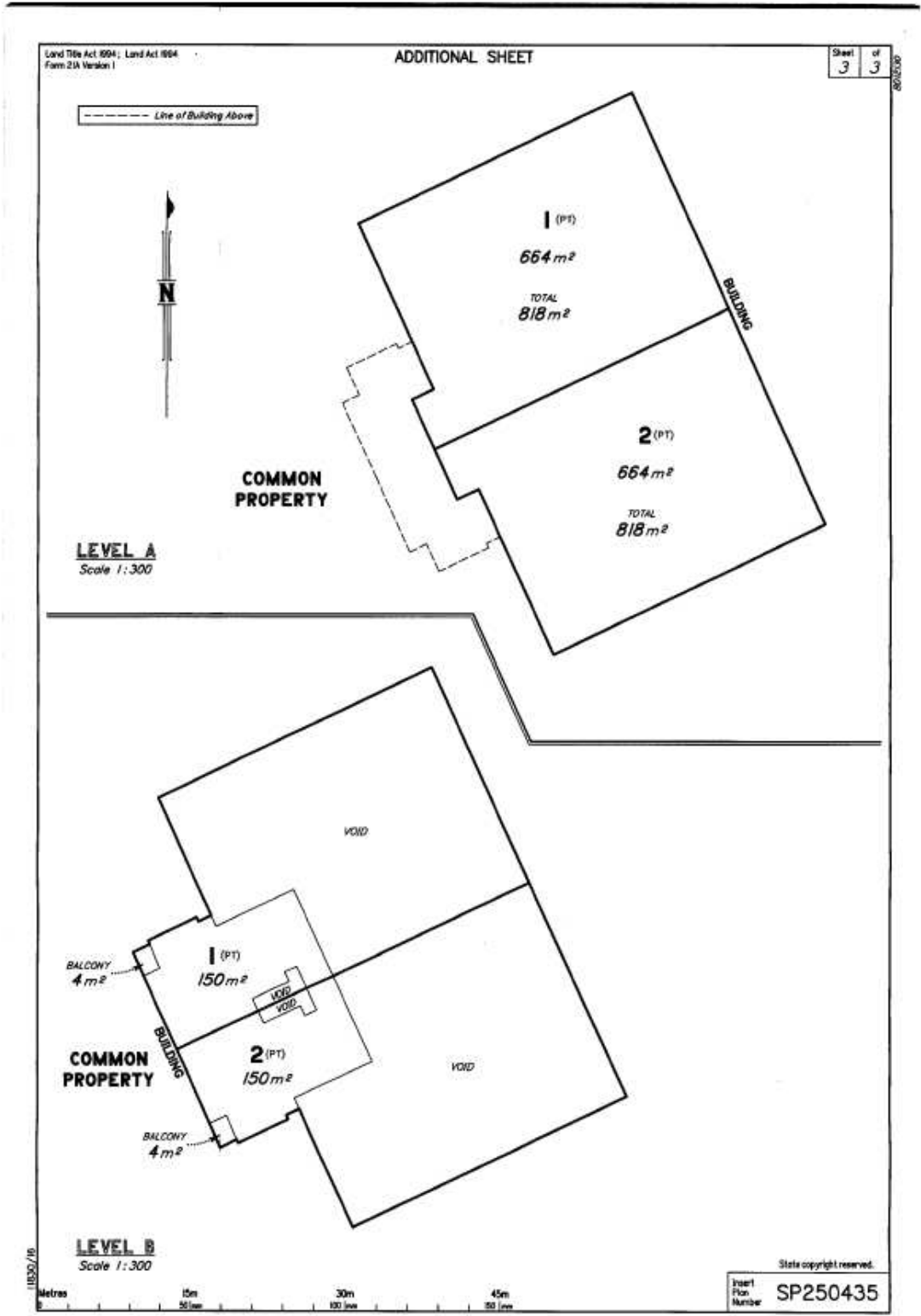
Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2021]  
Requested By: D-ENQ INFOTRACK PTY LIMITED

Page 1/1





# Flood Check Property report

## Property

Reference: Lot 1 Plan SP250435

28 FLINDERS PARADE  
NORTH LAKES QLD 4509

## About this report

This *Flood Check Property Report* provides information from Council's Regional Flood Database that is relevant for this property.

Property specific information is provided about the four types of flooding that can affect the Moreton Bay region, which include:

- Flood
- Overland Flow
- Tidal Inundation
- Storm Tide

This report will help you to better understand the potential flood risks that currently apply to this property.

The report may also prove beneficial when preparing a flood emergency plan or applying for flood insurance.



## Further information

The fact sheet included at the end of this report may assist with interpreting the contents of the report. Further information including flood maps and flood investigation reports are also available from Council's website: [www.moretonbay.qld.gov.au/flooding](http://www.moretonbay.qld.gov.au/flooding)

## Are you planning building or development?

If planning new building or development works on this property, please refer to the:  
**Moreton Bay Regional Council's Planning Scheme:** [www.moretonbay.qld.gov.au/mbrcplanningscheme](http://www.moretonbay.qld.gov.au/mbrcplanningscheme)  
**Flood Check Development Report for this property:** [www.moretonbay.qld.gov.au/Services/Building-Development/Flood-Check](http://www.moretonbay.qld.gov.au/Services/Building-Development/Flood-Check)

Council provides this information as a general reference source only and has taken all reasonable measures to ensure that the material in this report is as accurate as possible at the time of publication. However, the Council makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, the Council disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever. This information can change over time as Council's flood information is periodically updated. PA\_20210601\_2014 2.0.2 Generated May 2021

# Earl Superannuation Fund

## General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Income (28000)</b>					
<u>Rent Received - 1/28 Flinders Parade, North Lakes (00002)</u>					
27/07/2020				6,363.64	6,363.64 CR
26/08/2020				8,901.51	15,265.15 CR
25/09/2020				10,359.85	25,625.00 CR
27/10/2020				8,541.66	34,166.66 CR
27/11/2020				8,541.66	42,708.32 CR
29/12/2020				8,541.66	51,249.98 CR
27/01/2021				8,541.66	59,791.64 CR
26/02/2021				8,541.66	68,333.30 CR
29/03/2021				8,541.66	76,874.96 CR
29/04/2021				5,454.55	82,329.51 CR
27/05/2021				6,723.48	89,052.99 CR
28/06/2021				4,090.91	93,143.90 CR
30/06/2021	split 2021 rent and 2022 prepaid rent		57,922.70		35,221.20 CR
			<b>57,922.70</b>	<b>93,143.90</b>	<b>35,221.20 CR</b>
<u>Prepaid Rent Received - 1/28 Flinders Parade, North Lakes (00003)</u>					
30/06/2021	split 2021 rent and 2022 prepaid rent			57,922.70	57,922.70 CR
				<b>57,922.70</b>	<b>57,922.70 CR</b>
<b>Rental Property Expenses (42501)</b>					
<u>Rates (00101)</u>					
09/07/2020			703.05		703.05 DR
13/10/2020			703.05		1,406.10 DR
14/01/2021	rates		703.05		2,109.15 DR
06/05/2021			703.05		2,812.20 DR
			<b>2,812.20</b>		<b>2,812.20 DR</b>
<u>Body Corporate Fees (00102)</u>					
30/07/2020	body corp		2,272.73		2,272.73 DR
28/10/2020	body corp		3,547.35		5,820.08 DR
27/01/2021			3,547.35		9,367.43 DR
			<b>9,367.43</b>		<b>9,367.43 DR</b>
<u>Water Tax (00103)</u>					
03/11/2020			283.60		283.60 DR
04/02/2021			427.40		711.00 DR
18/03/2021			5.65		716.65 DR
07/05/2021			489.31		1,205.96 DR
			<b>1,205.96</b>		<b>1,205.96 DR</b>
<u>Repairs and Maintenance Expenses (00104)</u>					
27/07/2020	roof repair		490.00		490.00 DR
19/09/2020	garden		1,185.00		1,675.00 DR
02/10/2020	plumbing		300.00		1,975.00 DR
02/10/2020	replaced faulty power points + check		844.55		2,819.55 DR
12/10/2020	garden		100.00		2,919.55 DR
19/10/2020	plumbing		1,203.42		4,122.97 DR

## Earl Superannuation Fund

# General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
02/02/2021	roof leak		1,250.00		5,372.97 DR
18/05/2021			300.00		5,672.97 DR
21/06/2021	roof leak		2,373.20		8,046.17 DR
			<b>8,046.17</b>		<b>8,046.17 DR</b>

**Total Debits: 79,354.46**

**Total Credits: 151,066.60**



## Pre-paid Rental Income

Client Name: Earl Superannuation Fund Period Ended: 30 June 2021  
 Client Code: EARL006 Accountant: Eddy Lee

	GROSS	GST	NET	Memo
07/08/2018 Rent Commencement Date	5,665.43	515.04	5,150.39	
01/09/2018 Rent Due Date	9,395.83	854.17	8,541.66	
01/10/2018 Rent Due Date	9,395.83	854.17	8,541.66	
01/11/2018 Rent Due Date	9,395.83	854.17	8,541.66	
01/12/2018 Rent Due Date	9,395.83	854.17	8,541.66	
01/01/2019 Rent Due Date	9,395.83	854.17	8,541.66	
01/02/2019 Rent Due Date	9,395.83	854.17	8,541.66	
01/03/2019 Rent Due Date	9,395.83	854.17	8,541.66	
01/04/2019 Rent Due Date	9,395.83	854.17	8,541.66	
01/05/2019 Rent Due Date	9,395.83	854.17	8,541.66	
01/06/2019 Rent Due Date	9,395.83	854.17	8,541.66	
<b>2019 FY Total Rent</b>	<b>99,623.69</b>	<b>9,056.70</b>	<b>90,566.99</b>	- as per agreement
01/07/2019 Rent Due Date	9,395.83	854.17	8,541.66	
01/08/2019 Rent Due Date	9,677.70	879.79	8,797.91	- 3% fixed increase percentage as per agreement
01/09/2019 Rent Due Date	9,677.70	879.79	8,797.91	
01/10/2019 Rent Due Date	9,677.70	879.79	8,797.91	
01/11/2019 Rent Due Date	9,677.70	879.79	8,797.91	
01/12/2019 Rent Due Date	9,677.70	879.79	8,797.91	
01/01/2020 Rent Due Date	9,677.70	879.79	8,797.91	
01/02/2020 Rent Due Date	9,677.70	879.79	8,797.91	
01/03/2020 Rent Due Date	9,677.70	879.79	8,797.91	
01/04/2020 Rent Due Date	9,677.70	879.79	8,797.91	
01/05/2020 Rent Due Date	9,677.70	879.79	8,797.91	
01/06/2020 Rent Due Date	9,677.70	879.79	8,797.91	
<b>2020 FY Total Rent</b>	<b>115,850.54</b>	<b>10,531.87</b>	<b>105,318.67</b>	- as per agreement
<b>Total Rent for 2019 &amp; 2020 FY</b>	<b>215,474.23</b>	<b>19,588.57</b>	<b>195,885.66</b>	- as per agreement
2019 FY Rent Payment	212,373.60	19,306.69	193,066.91	- i.e. physical cash transactions in 2019 FY that incl. prepaid rent
2020 FY Rent Payment	83,683.34	7,607.58	76,075.76	- i.e. physical cash transactions in 2020 FY that incl. prepaid rent
<b>Total Rent for 2019 &amp; 2020 FY</b>	<b>296,056.94</b>	<b>26,914.27</b>	<b>269,142.67</b>	- <b>physical cash transactions</b>
<b>Rent Payment for 2020 FY</b>	<b>3,100.62</b>	<b>281.87</b>	<b>2,818.75</b>	
<b>Prepaid Rent for 2021 FY</b>	<b>80,582.71</b>	<b>7,325.70</b>	<b>73,257.01</b>	
01/07/2020 Rent Due Date	9,677.70	879.79	8,797.91	
01/08/2020 Rent Due Date	9,968.03	906.18	9,061.85	- 3% fixed increase percentage as per agreement
01/09/2020 Rent Due Date	9,968.03	906.18	9,061.85	
01/10/2020 Rent Due Date	9,968.03	906.18	9,061.85	
01/11/2020 Rent Due Date	9,968.03	906.18	9,061.85	
01/12/2020 Rent Due Date	9,968.03	906.18	9,061.85	
01/01/2021 Rent Due Date	9,968.03	906.18	9,061.85	
01/02/2021 Rent Due Date	9,968.03	906.18	9,061.85	
01/03/2021 Rent Due Date	9,968.03	906.18	9,061.85	
01/04/2021 Rent Due Date	9,968.03	906.18	9,061.85	
01/05/2021 Rent Due Date	9,968.03	906.18	9,061.85	
01/06/2021 Rent Due Date	9,968.03	906.18	9,061.85	
<b>Total Rent for 2021 FY</b>	<b>119,326.03</b>	<b>10,847.82</b>	<b>108,478.21</b>	- as per agreement
<b>Prepaid Rent for 2021 FY</b>	<b>80,582.71</b>	<b>7,325.70</b>	<b>73,257.01</b>	- Rent Prepaid from 2020 FY
2021 FY Rent Payment	102,458.30	9,314.39	93,143.91	- i.e. physical cash transactions in 2021 FY that incl. prepaid rent
<b>Rent Payment for 2021 FY</b>	<b>38,743.32</b>	<b>3,522.12</b>	<b>35,221.20</b>	
<b>Prepaid Rent for 2022 FY</b>	<b>63,714.98</b>	<b>5,792.27</b>	<b>57,922.71</b>	

Title Reference [51153235]

This is the Schedule referred to in the Form 7 Lease.

1. REFERENCE SCHEDULE

ITEM 1:	<b>PARTIES:</b> Landlord: Address for Notices: Tenant: Address for Notices:	<b>EARL PROPERTY INVESTMENTS PTY LTD A.C.N 623 104 027</b> 1 Titan Court, Mango Hill, QLD 4509 <b>BREAKING POINT NORTH LAKES PTY LTD A.C.N. 611 906 275</b> 1 Titan Court, Mango Hill, QLD 4509
ITEM 2:	<b>TERM:</b> Date of Commencement: Expiration Date:	<b>5 YEARS</b> 07/08/2018 06/08/2023
ITEM 3:	<b>BUILDING AND LEASED PREMISES:</b> Address of Building:	1/28 Flinders Parade, North Lakes QLD 4508
ITEM 4:	<b>RENT:</b> (a) Commencement date of rental payment: (b) Rent: i. Rent: ii. Monthly Rent: (c) Rent due date: (d) Interest on arrears:	07/08/2018 Year 1 - \$102,499.92 net plus GST \$8,541.66 net plus GST The first day of each Month At the Stipulated rate as defined in Clause 2.1.22
ITEM 5:	<b>FIXED INCREASE REVIEW DATE:</b> <b>UPON EXERCISE OF FIRST OPTION:</b> <b>UPON EXERCISE OF SECOND OPTION:</b>	07/08/2019 07/08/2020 07/08/2021 07/08/2022 07/08/2024 07/08/2025 07/08/2026 07/08/2027 07/08/2029 07/08/2030 07/08/2031 07/08/2032
ITEM 6:	<b>FIXED INCREASE PERCENTAGE:</b>	three percent (3%) per annum
ITEM 7:	<b>USE OF PREMISES:</b>	Gym and Office Space
ITEM 8:	<b>INSURANCE REQUIREMENTS:</b>	As set out in cl. 8.2
ITEM 9:	<b>RIGHT OF RENEWAL OPTIONS:</b> Term: Date must be exercised in writing:	2 x 5 YEARS 07 May 2023 (being three (3) months before expiry) 07 May 2033 (being three (3) months before expiry)
ITEM 10:	<b>MARKET REVIEW DATES FOR RENEWED TERM:</b>	07/08/2023 07/08/2028
ITEM 11:	<b>AMOUNT OF BOND:</b>	NIL whilst Breaking Point North Lakes Pty Ltd remains Tenant
ITEM 12:	<b>GUARANTORS:</b> (name and address)	Anthony Charles Earl of 1 Titan Court, Mango Hill, Queensland 4509

# Rate notice



**Customer Service Centres**  
 Caboolture - 2 Hasking Street, Caboolture  
 Redcliffe - Irene Street, Redcliffe  
 Strathpine - 220 Gympie Road, Strathpine

**Postal Address**  
 PO Box 159  
 Caboolture Qld 4510

**Customer Service**  
 Ph: (07) 3480 6464

**ABN:** 92 967 232 136  
[www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)  
[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)



Earl Property Investments Pty Ltd Tte  
 1 Titan Court  
 MANGO HILL QLD 4509

**Property Details**  
 Unit 1 28 Flinders Parade, NORTH LAKES QLD 4509  
 Lot 1 SP 250435  
 Rateable Valuation \$164,601

<b>Assessment number</b>	836585.0
<b>Total Payable</b>	\$703.05
<b>Period of rating</b>	1 October - 31 December 2020
<b>Date of issue</b>	01 October 2020
<b>Due date for payment</b>	02 November 2020

<b>Council Rates &amp; Charges</b>	
General Rate - Category LC1 (minimum)	342.00
Regional Infrastructure and Environment Charge	21.00
Special Charge - Comm Waste Management	26.75
Special Charge - North Lakes Enhanced Services	37.50
<b>State Government Charges</b>	
Emergency Management Levy - Group 4A	275.80
<b>TOTAL PAYABLE</b>	<b>\$703.05</b>

**End of Quarter Processing Deadlines**

Please note that due to processing requirements, payments made after 24 September 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

**Receive your rate notice by email**

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit [www.moretonbay.qld.gov.au/embrc](http://www.moretonbay.qld.gov.au/embrc)

*Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.*

**BPAY:** Use your Phone or Internet banking  
**PHONE:** Call 1300 400 620  
**ONLINE:** Go to [www.moretonbay.qld.gov.au/pay](http://www.moretonbay.qld.gov.au/pay)  
**AUSTRALIA POST:** Pay over the counter at any post office  
**MAIL:** Send your payment to PO Box 159, Caboolture, Qld 4510  
**IN PERSON:** Pay at any Customer Service Centre  
**DIRECT DEBIT:** Go to [www.moretonbay.qld.gov.au/rates/directdebit](http://www.moretonbay.qld.gov.au/rates/directdebit)

**INTEREST:** In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 31 March 2021.  
**PENSIONERS:** Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.  
**PAYMENT PLAN:** Please do not hesitate to contact us if you are having difficulty paying your rates on time.  
**RATING CATEGORY STATEMENT:** To access your current rating category statement visit: [www.moretonbay.qld.gov.au/ratescalculation](http://www.moretonbay.qld.gov.au/ratescalculation)

**PAYMENT REMITTANCE SLIP**



\*2464 008365850



Billers Code: 7062  
 Ref: 008365850

<b>Assessment number</b>	836585.0
<b>Total Payable</b>	\$703.05
<b>Period of rating</b>	1 October - 31 December 2020
<b>Date of issue</b>	01 October 2020
<b>Due date for payment</b>	02 November 2020

Location: Unit 1 28 Flinders Parade, NORTH LAKES QLD 4509  
 Customer Ref: 008365850





# INVOICE

Invoice No:	Date	Issued to	Terms
00229	03/07/2020	Unbound Athletic	7 Days

Description	Amount
-------------	--------

1/28 Flinders Parade, North Lakes

Supply and retrofit new Indoor unit PCB and wall controller to upstairs ducted system.

### Payment

Please make all payments out to Cool It Air Services to be paid via Cash  
Cheque or Direct Deposit

BSB: 014 309      Account No. 408998265

Thank you for your business and as a complement to our service your prompt action on this invoice would be greatly appreciated. Please note that all items listed above remain the sole property of Cool It Air Services until payment has been made in full.

For any further enquires on air conditioning installation, maintenance or service please don't hesitate to phone us today.

Sub Total	789.09
GST	78.91
Total	868.00

LUKE WIMPENNY  
Managing Director



**RTL Trades**  
49 Michael Street  
PO Box 391  
Bulimba QLD 4171

Tel. 1300 000 785  
Fax. 07 3399 9050  
www.rtltrades.com.au

ABN 16 632 218 618  
Licence # QBCC: 15129925  
Electrical: 86276

PLEASE PAY BY	AMOUNT	INVOICE DATE
20/3/2020	\$539.00	28/2/2020

## TAX INVOICE NO. 208332

B/C for 28 Flinders CTS 51564  
Ernst Body Corporate Management Pty Ltd  
PO Box 786  
Fortitude Valley QLD 4006

**Job No.:** 66934  
**Order No.:** Email (Katie) - 17/2  
**Site Address:** 28 Flinders Street,  
North Lakes QLD 4509

### Description

**Date of attendance:** 28/02/2020

**On site to investigate:** Roof leak in Lot 1

#### Roof Details:

Gained access to the roof via: Extra long extension ladder

Constructed of: Roofing iron

Roofing profile: Klip-Lok

Roof contained a: Small amount of roof penetrations & flashings

Approximate fall/pitch of the roof: 10 °

Overall condition: Reasonable

#### Report:

- \* Accessed the roof via the side of the building.
- \* Located multiple spots on the roof that had perished silicone, from previous resealing works.
- \* Removed perished silicone and re-sealed.

**Recommendation:** We noted that the roof sheets are carrying and holding water which may cause issues in the future. We recommend this issue be rectified and will provide a quote (to follow) to carry out this work.

**Quote reference number:** 38172

Spoke to tenant and notified of our findings, works completed and recommendations

#### Please note:

\* Due to safety reasons and the Working Safely at Heights Code of Practice, 2 x trained and certified RTL staff were used to carry out these works safely.

\* Although every effort is made to solve roof leak issues on the first attempt, it is not always possible to replicate the exact conditions that have caused the leak to occur and it may take several visits & attempts to locate the exact source of a leak of this nature. Works carried out are now on trial and if this leak issue continues and further investigation and



**RTL Trades**  
 49 Michael Street  
 PO Box 391  
 Bulimba QLD 4171

Tel. 1300 000 785  
 Fax. 07 3399 9050  
 www.rtltrades.com.au

ABN 16 632 218 618  
 Licence # QBCC: 15129925  
 Electrical: 86276

PLEASE PAY BY	AMOUNT	INVOICE DATE
20/3/2020	\$539.00	28/2/2020

**TAX INVOICE NO. 208332**

works are required to identify and repair the issue further charges may be incurred.

**RTL Trades Maintenance Team: Craig Shaw, Jake Pappin**

For your reference, photos of the work carried out above are attached to this invoice.

To discuss these works in more detail with the tradesman in attendance, please contact our office on 1300 000 RTL (3035).

Thank you for using RTL Trades - your business is appreciated

This invoice is subject to our full Terms and Conditions  
 (please request a copy from our Sales team or visit our website to view)

<b>Sub-Total ex GST</b>	\$490.00
<b>GST</b>	\$49.00
<b>Total inc GST</b>	\$539.00
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$539.00

Electrical installations/equipment only:

This certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure it is electrically safe and in accordance with the requirements of the wiring rules and any other Standard applying under the Electrical Safety Regulations 2013 to the electrical installation. This also certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe.

**How To Pay**

INVOICE NO. 208332



**Mail**

Detach this section and mail cheque to:

RTL Trades  
 PO Box 391  
 Bulimba QLD 4171



**Direct Deposit**

Bank **WESTPAC**  
 Acc. Name **RTL Trades**  
 BSB **034 065**  
 Acc. No. **312107**



**Credit Card (MasterCard or Visa)**

Please note that a 1.8% surcharge applies to credit card payments.

**DUE DATE:** 20/3/2020 **AMOUNT DUE:** \$539.00

Body Corporate for

# 28 Flinders CTS 51564

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

e. ernstlevies@ebcm.com.au  
t. +61 07 5519 2991  
w. ebcm.com.au  
a. PO BOX 10374 Southport QLD 4215

ABN 88 266 261 822

Body Corporate and Community Management Act 1997

## NOTICE OF CONTRIBUTIONS

Earl Property Investments P/L  
ACN 623140027 atf Earl Bare  
Trust  
1 Titan Court  
MANGO HILL QLD 4509

Date of Notice	28 July 2020		
A/c No	1		
Lot No	1	Unit No	
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If received by*	Net Amount
Admin. Fund Special	Administrative Fund Levy	01/09/20	2,500.00	0.00		2,500.00
<b>Totals</b>			<b>2,500.00</b>	<b>0.00</b>		<b>\$2,500.00</b>

Please make your payment in accordance with the attached slip  
Please make your cheque payable to The body corporate for, 28 Flinders CTS 51564

Stamp and initials

Sign up to receive your levy notice(s) /correspondence via email by visiting  
<https://ebcm.com.au/electronic-communication-consent>

Amount Paid
\$
Date Paid
/ /

\* received by" means received by the body corporate bank or by the body corporate manager. Payments made to an agent are not received by the body corporate until transferred to the body corporate bank account or to the body corporate manager

**Tel:** 1300 552 311  
Ref: 1506 7201 1

**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: 1506 7201 1

**Internet:** Visit this website to make a secure credit card payment over the internet.

---

**Tel:** 1300 552 311  
Ref: 1506 7201 1

**Direct Debit:** Make auto payments directly from your nominated bank account or credit card. Go to [www.stratapay.com/ddr](http://www.stratapay.com/ddr) to register.

By using StrataPay payment options you are taken to have read and agreed to the User Terms & Conditions available at [www.stratapay.com](http://www.stratapay.com) or by phoning 1300 135 610. Additional charges may apply.

**STRATAPAY**  
A Smarter Way...

VISA MasterCard

Account Reference  
1/ 51564/100000001  
Reference Name  
EARL PROPERTY INVESTMENTS P/L

StrataPay Reference No.  
**1506 7201 1**

Due Date  
**01 Sep 20**

Amount  
**\$2,500.00**

**BPAY** Biller Code: 96503 Ref: 261067920 1000 0000 012

BPay: Contact your participating financial institution to make a payment from your cheque or savings account.

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

**Mail:** Send this payment with your cheque to:  
DEFT Payment Systems, GPO Box 141  
Brisbane Qld 4001

Make cheques payable to:  
BODY CORPORATE FOR  
28 FLINDERS  
CTS 51564

**DEFT**  
PAYMENT SYSTEMS

DEFT Reference Number  
261067920 1000 0000 012

Managed by  
Ernst Body Corporate Mgt P/L  
Account  
BODY CORPORATE FOR  
28 FLINDERS  
CTS 51564



\*442 261067920 10000000012

+261067920 10000000012< 000250000< 4+

**TAX INVOICE**

<b>To</b>	Tracey Earl	<b>From</b>	Clay MacEachen
<b>Invoice Number</b>	INV-0339		DECEPTION BAY QLD 4508
<b>Reference</b>	Garden Maintenance		AUSTRALIA
<b>ABN</b>	92 374 476 312		M - 0408 884 694
<b>Issued</b>	18 September 2020		
<b>Due</b>	18 September 2020, 26 days overdue		

Description	Quantity	Unit Price	GST	Amount AUD
Landscape - Garden Maintenance for Latitude Coffee	1.00	1,185.00	10%	<b>1,185.00</b>
		Subtotal		1,185.00
		Total GST 10%		118.50
		<b>Amount Due AUD</b>		<b>1,303.50</b>

Payment is due within 7 Days.

Clay L MacEachen

Bsb: 062 692

Acc: 3514 0835

**Clay Luke MacEachen**

Telephone [0408884694](tel:0408884694) [clay@macstreeopping.com.au](mailto:clay@macstreeopping.com.au)

# Gto Plumbing Services Pty Ltd

ATF The Trustee for Wide Glide Trust

## TAX INVOICE

Anthony Earl

**Invoice Date**  
02 Oct 2020

**Invoice Number**  
INV-0648

**Invoice Due Date**  
02 Oct 2020

Gto Plumbing Services Pty Ltd  
BSB: 064-186  
Acc: 1085 2479  
Ph: 0412191086  
ABN: 47 479 709 792  
QBCC: 1193803  
[gtoplumbing66@gmail.com](mailto:gtoplumbing66@gmail.com)

Site: Unbound Athletic

Description	Quantity	Unit Price	GST	Amount AUD
Investigate excess water consumption.	1.00	300.00	10%	300.00
			Subtotal	300.00
			Total GST 10%	30.00
			<b>TOTAL AUD</b>	<b>330.00</b>

**Due Date: 02 Oct 2020**

PAYMENT TERMS: 7 DAYS

PAYMENT DETAILS:

BANK: COMMONWEALTH BANK

Gto Plumbing Services PTY LTD

BSB: 064-186

ACCOUNT: 1085 2479

PLEASE USE INVOICE NUMBER GTO INV-0648 AS REFERENCE

Please pay within 7 days, late payments will incur a \$45 administration fee. As we are a small business, your prompt payment of this invoice would be very much appreciated.

**Thank you for your business.**

# and Power

## Electrical, Data & Audio Services

39 Webster Road, Deception Bay, QLD, 4508  
Mobile: 0412 758001 Email: eslisch@gmail.com  
QLD ECL No: 74558

Tax Invoice/Receipt No: **20200820-1**

Date: **20/08/2020**

To:

**Unbound Athletic ATT: Tracey Earl  
1/28 Flinders Parade  
North Lakes, QLD, 4509**

Date	Work description	Amount
20/08/2020	Hanging power point in kitchen installed.  Out side main entry flood light replaced with led Flood light.  Testing results - Tested and installed as per AS/NZS 3000 and complies with Electrical Safety Regulation 2013  Comment- Nil	
<b>Total including GST</b>		\$759.00

For all your electrical, air conditioning, data, appliance, electronic repairs and installations, we are available on the above number.

Please make payable by cheque, cash or funds transfer to BSB: 184 446 Account No: 120 677 117, Ref: 20200820-1

Thank you for using our services.

Erich & Curtis Lisch



**and Power**  
**Electrical, Data & Audio Services**

39 Webster Road, Deception Bay, QLD, 4508  
Mobile: 0412 758001 Email: eslisch@gmail.com  
QLD ECL No: 74558

Tax Invoice/Receipt No: 20201002-1

Date: 2/10/2020

To:  
Unbound Athletic ATT: Tracey Earl  
1/28 Flinders Parade  
North Lakes, QLD, 4509

Date	Work description	Amount
2/10/2020	Replaced suspect faulty double wall power point, front left next to exit door.  Testing results - Tested as per AS/NZS 3000 and complies with Electrical Safety Regulation 2013  Comment- Nil	
	<b>Total including GST</b>	\$170.00

For all your electrical, air conditioning, data, appliance, electronic repairs and installations, we are available on the above number.

Please make payable by cheque, cash or funds transfer to BSB: 184 446 Account No: 120 677 117, Ref: 20201002-1

Thank you for using our services.

Erich & Curtis Lisch







## TAX INVOICE

<b>To</b>	Tracey Earl	<b>From</b>	Clay MacEachen
<b>Invoice Number</b>	INV-0352		DECEPTION BAY QLD 4508
<b>Reference</b>	Stump Grinding		AUSTRALIA
<b>ABN</b>	92 374 476 312		M - 0408 884 694
<b>Issued</b>	8 October 2020		
<b>Due</b>	9 October 2020, 5 days overdue		

Description	Quantity	Unit Price	GST	Amount AUD
Stump Grinding	1.00	100.00	10%	100.00
			Subtotal	100.00
			Total GST 10%	10.00
			<b>Amount Due AUD</b>	<b>110.00</b>

Payment is due within 7 Days.

Clay L MacEachen

Bsb: 062 692

Acc: 3514 0835

**Clay Luke MacEachen**

Telephone [0408884694](tel:0408884694) [clay@macstreeopping.com.au](mailto:clay@macstreeopping.com.au)

# Rate notice

Regional Council

## Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture  
Redcliffe - Irene Street, Redcliffe  
Strathpine - 220 Gympie Road, Strathpine

## Postal Address

PO Box 159  
Caboolture Qld 4510

**Customer Service**  
Ph: (07) 3480 6464

**ABN:** 92 967 232 136  
[www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)  
[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)



Earl Property Investments Pty Ltd Tte  
1 Titan Court  
MANGO HILL QLD 4509

## Property Details

Unit 1 28 Flinders Parade, NORTH LAKES QLD 4509  
Lot 1 SP 250435  
Rateable Valuation \$164,601

## Assessment number

836585.0

## Total Payable

\$703.05

## Period of rating

1 July - 30 September 2020

## Date of issue

01 July 2020

## Due date for payment

03 August 2020

## Council Rates & Charges

General Rate - Category LC1 (minimum)	342.00
Regional Infrastructure and Environment Charge	21.00
Special Charge - Comm Waste Management	26.75
Special Charge - North Lakes Enhanced Services	37.50
<b>State Government Charges</b>	
Emergency Management Levy - Group 4A	275.80
<b>TOTAL PAYABLE</b>	<b>\$703.05</b>

## End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 25<sup>th</sup> June 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

## Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit [www.moretonbay.qld.gov.au/embrc](http://www.moretonbay.qld.gov.au/embrc)

**Council will receive payment from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.**

**BPAY:** Use your Phone or Internet banking

**PHONE:** Call 1300 400 620

**ONLINE:** Go to [www.moretonbay.qld.gov.au/pay](http://www.moretonbay.qld.gov.au/pay)

**AUSTRALIA POST:** Pay over the counter at any post office

**MAIL:** Send your payment to PO Box 159, Caboolture, Qld 4510

**IN PERSON:** Pay at any Customer Service Centre

**DIRECT DEBIT:** Go to [www.moretonbay.qld.gov.au/rates/directdebit](http://www.moretonbay.qld.gov.au/rates/directdebit)

**INTEREST:** In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 30 September 2020.

**PENSIONERS:** Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

**PAYMENT PLAN:** Please do not hesitate to contact us if you are having difficulty paying your rates on time.

**RATING CATEGORY STATEMENT:** To access your current rating category statement visit: [www.moretonbay.qld.gov.au/ratescalculation](http://www.moretonbay.qld.gov.au/ratescalculation)

## PAYMENT REMITTANCE SLIP



\*2464 008365850



Billor Code: 7062  
Ref: 008365850

Location: Unit 1 28 Flinders Parade, NORTH LAKES QLD 4509  
Customer Ref: 008365850

## Assessment number

836585.0

## Total Payable

\$703.05

## Period of rating

1 July - 30 September 2020

## Date of issue

01 July 2020

## Due date for payment

03 August 2020

# Gto Plumbing Services Pty Ltd

ATF The Trustee for Wide Glide Trust

## TAX INVOICE

Anthony Earl

**Invoice Date**  
16 Oct 2020

**Invoice Number**  
INV-0653

**Invoice Due Date**  
16 Oct 2020

Gto Plumbing Services Pty Ltd  
BSB: 064-186  
Acc: 1085 2479  
Ph: 0412191086  
ABN: 47 479 709 792  
QBCC: 1193803  
[gtoplumbing66@gmail.com](mailto:gtoplumbing66@gmail.com)

Site: Unbound Athlete Northlakes

Description	Quantity	Unit Price	GST	Amount AUD
Re place service pipe work feeding 3 wcs only in Unbound Athletic building . 1 form 4	1.00	1,203.42	10%	1,203.42
			Subtotal	1,203.42
			Total GST 10%	120.34
			<b>TOTAL AUD</b>	<b>1,323.76</b>

**Due Date: 16 Oct 2020**

PAYMENT TERMS: 7 DAYS

PAYMENT DETAILS:

BANK: COMMONWEALTH BANK

Gto Plumbing Services PTY LTD

BSB: 064-186

ACCOUNT: 1085 2479

PLEASE USE INVOICE NUMBER GTO INV-0653 AS REFERENCE

Please pay within 7 days, late payments will incur a \$45 administration fee. As we are a small business, your prompt payment of this invoice would be very much appreciated.

**Thank you for your business.**

Body Corporate for

# 28 Flinders CTS 51564

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

e. ernstlevies@ebcm.com.au  
t. +61 07 5519 2991  
w. ebcm.com.au  
a. PO BOX 10374 Southport QLD 4215

ABN 88 266 261 822

## Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Earl Property Investments P/L  
ACN 623140027 atf Earl Bare  
Trust  
1 Titan Court  
MANGO HILL QLD 4509

Date of Notice	27 October 2020		
A/c No	1		
Lot No	1	Unit No	
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If received by*	Net Amount
Administrative Fund	01/11/20 to 28/02/21	01/12/20	3,568.75	0.00		3,568.75
Sinking Fund	01/11/20 to 28/02/21	01/12/20	333.34	0.00		333.34
<b>Totals</b>			<b>3,902.09</b>	<b>0.00</b>		<b>\$3,902.09</b>

Please make your payment in accordance with the attached slip  
Please make your cheque payable to The body corporate for, 28 Flinders CTS 51564

Teller stamp and initials

Sign up to receive your levy notice(s) /correspondence via email by visiting  
<https://ebcm.com.au/electronic-communication-consent>

Amount Paid
\$
Date Paid
/ /

\* ~ received by" means received by the body corporate bank or by the body corporate manager. Payments made to an agent are not received by the body corporate until transferred to the body corporate bank account or to the body corporate manager

**Tel:** 1300 552 311  
Ref: 1506 7201 1  
**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: 1506 7201 1  
**Internet:** Visit this website to make a secure credit card payment over the internet.

**Tel:** 1300 552 311  
Ref: 1506 7201 1  
**Direct Debit:** Make auto payments directly from your nominated bank account or credit card. Go to [www.stratapay.com/ddr](http://www.stratapay.com/ddr) to register.

By using StrataPay payment options you are taken to have read and agreed to the User Terms & Conditions available at [www.stratapay.com](http://www.stratapay.com) or by phoning 1300 135 610. Additional charges may apply.

**STRATAPAY**  
A Smarter Way...

VISA MasterCard DEBIT

Account Reference  
1/ 51564/1000000001  
Reference Name  
EARL PROPERTY INVESTMENTS P/L

StrataPay Reference No.  
**1506 7201 1**

Due Date  
**01 Dec 20**

Amount  
**\$3,902.09**

**BPAY** Biller Code: 96503 Ref: 261067920 1000 0000 012  
BPAY: Contact your participating financial institution to make a payment from your cheque or savings account.

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

**DEFT Payment Systems, GPO Box 141 Brisbane Qld 4001**  
Mail: Send this payment with your cheque to:  
Make cheques payable to:  
**BODY CORPORATE FOR  
28 FLINDERS  
CTS 51564**

**DEFT**  
PAYMENT SYSTEMS

DEFT Reference Number  
261067920 1000 0000 012

Managed by  
Ernst Body Corporate Mgt P/L  
Account  
BODY CORPORATE FOR  
28 FLINDERS  
CTS 51564



\*442 261067920 10000000012

+261067920

1000000012<

000390209< 4+



Earl Property Investments Pty Ltd  
Unit 1/28 Flinders Pde  
NORTH LAKES QLD 4509

# WATER AND SEWERAGE YOUR BILL

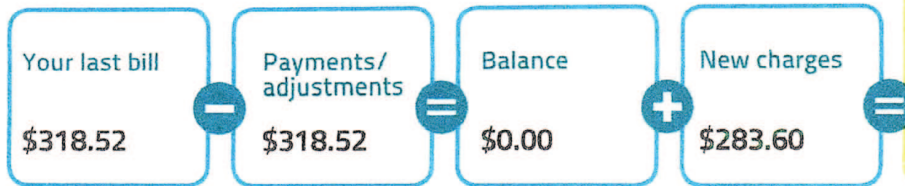
**1300 086 489**  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fri

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

Account number	99898242
Payment reference	0998 9824 25
Property	Unit 1/28 Flinders Pde, NORTH LAKES, QLD

Bill number	7120707782
Billing period	28 May 2020 89 days to 24 Aug 2020
Issue date	3 Sep 2020
Approximate date of next meter reading	24 Nov 2020

## Your account activity

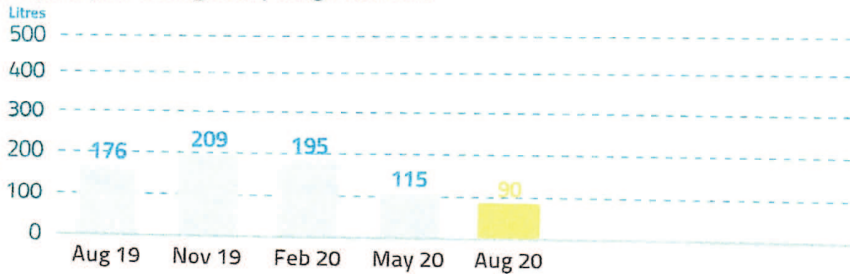


Direct debit is set up to pay the total due on the due date

Total due	<b>\$283.60</b>
Due date	<b>3 Nov 2020</b>

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



Thanks for getting contact-free bills by email or SMS  
You're automatically in this draw to win!

[Find out more](#)

\*Terms and conditions apply - visit [unitywater.com/WIN](http://unitywater.com/WIN)

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

## Easy ways to pay For other payment options - see over

**BPAY**  
Biller Code: 130393  
Ref: 0998 9824 25  
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](http://bpay.com.au)  
\*Registered to BPAY Pty Ltd ABN 69 079 137 518

**Direct Debit**  
Login to My Account at [unitywater.com](http://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](http://unitywater.com/smoothpay)

# Rate notice

**Moreton Bay**  
Regional Council

## Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture  
Redcliffe - Irene Street, Redcliffe  
Strathpine - 220 Gympie Road, Strathpine

## Postal Address


PO Box 159  
Caboolture Qld 4510

## Customer Service

Ph: (07) 3480 6464

ABN: 92 967 232 136

www.moretonbay.qld.gov.au  
mbrc@moretonbay.qld.gov.au

 036  
Earl Property Investments Pty Ltd Tte  
1 Titan Court  
MANGO HILL QLD 4509  
*Requested change of address 14/01/2021*

## Property Details

Unit 1 28 Flinders Parade, NORTH LAKES QLD 4509  
Lot 1 SP 250435  
Rateable Valuation \$164,601

## Council Rates & Charges

General Rate - Category LC1 (minimum)	342.00
Regional Infrastructure and Environment Charge	21.00
Special Charge - Comm Waste Management	26.75
Special Charge - North Lakes Enhanced Services	37.50

## State Government Charges

Emergency Management Levy - Group 4A 275.80

**TOTAL PAYABLE \$703.05**

## Property number

679066

## Total Payable

\$703.05

## Period of rating

1 January - 31 March 2021

## Date of issue

06 January 2021

## Due date for payment

05 February 2021

## End of Quarter Processing Deadlines

Please note that due to a system upgrade at Council, payments made after 17 December 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

## Important Message

Due to a recent change in Council's billing system, the payment references and biller codes for your property have changed. Please use the information below for all future payments.

Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

**BPAY:** Use your Phone or Internet banking

**PHONE:** Call 07 3480 6349

**ONLINE:** Go to [www.moretonbay.qld.gov.au/pay](http://www.moretonbay.qld.gov.au/pay)

**AUSTRALIA POST:** Pay over the counter at any post office

**MAIL:** Send your payment to PO Box 159, Caboolture, Qld 4510

**IN PERSON:** Pay at any Customer Service Centre

**DIRECT DEBIT:** Go to [www.moretonbay.qld.gov.au/rates/directdebit](http://www.moretonbay.qld.gov.au/rates/directdebit)

**INTEREST:** In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 31 March 2021.

**PENSIONERS:** Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

**PAYMENT PLAN:** Please do not hesitate to contact us if you are having difficulty paying your rates on time.

**RATING CATEGORY STATEMENT:** To access your current rating category statement visit: [www.moretonbay.qld.gov.au/ratescalculation](http://www.moretonbay.qld.gov.au/ratescalculation)

Please note that your payment reference for BPAY & Australia Post has changed. Please use the information listed below for all future payments.



Post  
Billpay



\*2471 500679066006790661



Biller Code: 339457  
Ref: 500679066006790661

Location: Unit 1 28 Flinders Parade, NORTH LAKES QLD 4509  
Customer Ref: 500679066006790661

## Property number

679066

## Total Payable

\$703.05

## Period of rating

1 January - 31 March 2021

## Date of issue

06 January 2021

## Due date for payment

05 February 2021

# 28 FLINDERS CTS 51564

ABN 88 266 261 822  
1/28 FLINDERS STREET NORTH LAKES 4509

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on behalf of the Body Corporate.

e. levies@ebcm.com.au  
t. +61 7 5519 2991  
w. ebcm.com.au  
a. PO Box 10374 Southport QLD 4215



## Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Earl Property Investments P/L  
ACN 623140027 atf Earl Bare  
Trust  
1 Titan Court  
MANGO HILL QLD 4509

Date of Notice	21 January 2021		
A/c No	1		
Lot No	1	Unit No	
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If received by	Net Amount
Administrative Fund	01/03/21 to 30/06/21	01/03/2021	\$3,568.75	\$0.00		\$3,568.75
Sinking Fund	01/03/21 to 30/06/21	01/03/2021	\$333.34	\$0.00		\$333.34
<b>Totals</b>			<b>\$3,902.09</b>	<b>\$0.00</b>		<b>\$3,902.09</b>

Please make your cheque payable to The body corporate for, 28 Flinders CTS 51564

Bill stamp and initials

Sign up to receive your levy notice(s) /correspondence via email by visiting  
<https://ebcm.com.au/electronic-communication-consent>

Amount Paid
\$
Date Paid
/ /

**Tel: 1300 552 311**  
Ref: 1506 7201 1  
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: 1506 7201 1  
Internet: Visit this website to make a secure credit card payment over the internet.

**Tel: 1300 552 311**  
Ref: 1506 7201 1  
Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to [www.stratapay.com/ldr](http://www.stratapay.com/ldr) to register.

By using Stratapay payment options you are taken to have read and agreed to the User Terms & Conditions available at [www.stratapay.com](http://www.stratapay.com) or by phoning 1300 135 610. Additional charges may apply.



StrataPay Reference No.

**1506 7201 1**

Due Date

**01 Mar 21**

Amount

**\$3,902.09**

Account Reference  
1/ 51564/1000000001  
Reference Name  
EARL PROPERTY INVESTMENTS P/L



DEFT Reference Number  
261067920 1000 0000 012

Managed by  
Ernst Body Corporate Mgt P/L  
Account  
BODY CORPORATE FOR  
28 FLINDERS  
CTS 51564

**BPAY** Biller Code: 96503  
Ref: 261067920 1000 0000 012  
BPay: Contact your participating financial institution to make a payment from your cheque or savings account.

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

**Mail:** Send this payment with your cheque to:  
DEFT Payment Systems, GPO Box 141  
Brisbane Qld 4001  
Make cheques payable to:  
BODY CORPORATE FOR  
28 FLINDERS  
CTS 51564



\*442 261067920 10000000012

+261067920

10000000012<

000390209< 4+



**RTL Trades**  
 49 Michael Street  
 PO Box 391  
 Bulimba QLD 4171

Tel. 1300 000 785  
 www.rtltrades.com.au

ABN 16 632 218 618  
 Licence # QBCC: 15129925  
 Electrical: 86276

AMOUNT	Date
\$1,375.00	2/2/2021

Tracey Earl  
 1/28 Flinders Parade  
 North Lakes QLD 4509

**STATEMENT**

Date	Description	Order No.	Site Address	Debit	Credit	Balance
21/1/2021	Inv# 215143	Email Tracey 15/12	1/28 Flinders Parade	\$1,375.00	\$0.00	\$1,375.00

No GST present as it's account stt but this business is registered for GST  
 ABN Lookup page is in next page

Current	1-30 Days	31-60 Days	61-90 Days	91+ Days	Total
\$0.00	\$1,375.00	\$0.00	\$0.00	\$0.00	\$1,375.00

**How To Pay**

**Mail**  
 Detach this section and mail cheque to:  
 RTL Trades  
 PO Box 391  
 Bulimba QLD 4171

**Direct Deposit**  
 Bank WESTPAC  
 Acc. Name RTL Trades  
 BSB 034 065  
 Acc. No. 312107

**Credit Card (MasterCard or Visa)**  
 Call 1300 000 785 to pay over the phone.

Customer Reference: 18578 Customer Name: Earl, Tracey





Unitywater

Serving you today,  
investing in tomorrow.



Earl Property Investments Pty Ltd  
Unit 1/28 Flinders Pde  
NORTH LAKES QLD 4509

## WATER AND SEWERAGE YOUR BILL

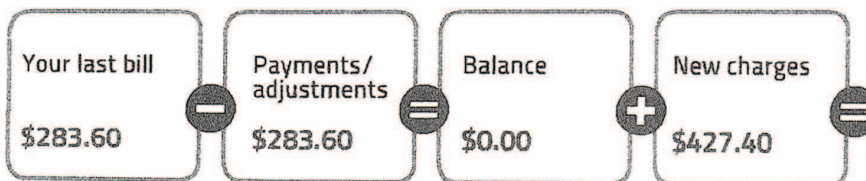
**1300 086 489**  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fri

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

Account number 99898242  
Payment reference 0998 9824 25  
Property Unit 1/28 Flinders Pde,  
NORTH LAKES, QLD

Bill number 7121016568  
Billing period 25 Aug 2020  
94 days to 26 Nov 2020  
Issue date 1 Dec 2020  
Approximate date  
of next meter reading 25 Feb 2021

### Your account activity

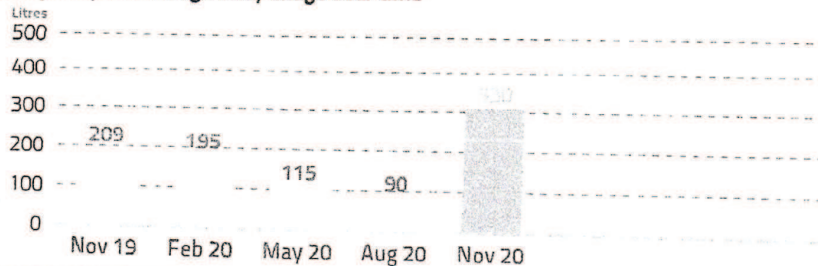


Direct debit is set up to pay the total due on this date.

Total due **\$427.40**  
Due date **4 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



## Nigel knows checking for leaks saves businesses water and money

We can all make small changes to save water and stay H2OK!

For more water saving tips, visit [unitywater.com/legendsatwork](http://unitywater.com/legendsatwork)



## Easy ways to pay For other payment options - see over

**BPAY**  
Biller Code: 130393  
Ref: 0998 9824 25  
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](http://bpay.com.au)  
\* Registered to BPAY Pty Ltd ABN 69 079 137 518

**Direct Debit**  
Login to My Account at [unitywater.com](http://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](http://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 69 791 717 472

001026 000



Body Corporate for 28 Flinders CTS 51564  
 C/- ERNST Body Corporate Management  
 PO BOX 786  
 FORTITUDE VALLEY QLD 4006

Account number 99897322  
 Payment reference 0998 9732 26  
 Property 28 Flinders Pde, NORTH LAKES, QLD

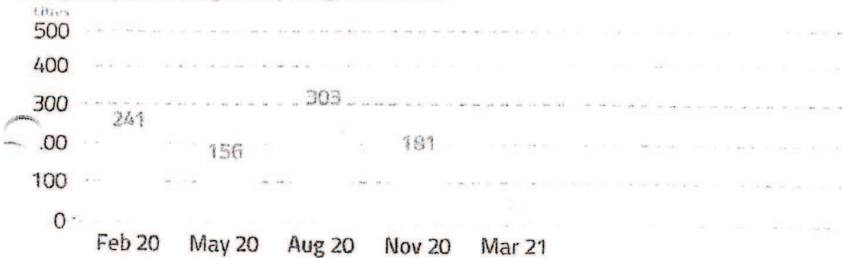
Bill number 7121355625  
 Billing period 27 Nov 2020  
 96 days to 2 Mar 2021  
 Issue date 4 Mar 2021  
 Approximate date of next meter reading 28 May 2021

## YOUR ACCOUNT - a family

Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$5.65
\$96.12	\$96.12	\$0.00	\$5.65	Due date	7 May 2021

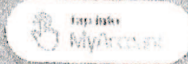
No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

### Compare your average daily usage over time



## Tap in to a more organised you in 2021.

Log in or register at [myaccount.unitywater.com](http://myaccount.unitywater.com)



## Easy ways to pay For other payment options - see over



**BPAY**  
 Biller Code: 130393  
 Ref: 0998 9732 26  
 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](http://bpay.com.au)

\* Registered to BPAY Pty Ltd ABN 69 079 137 518



**Direct Debit**  
 Login to My Account at [unitywater.com](http://unitywater.com) to set up automatic payments from your bank account or credit card or call us for assistance.



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



Earl Property Investments Pty Ltd  
Unit 1/28 Flinders Pde  
NORTH LAKES QLD 4509

# WATER AND SEWERAGE YOUR BILL

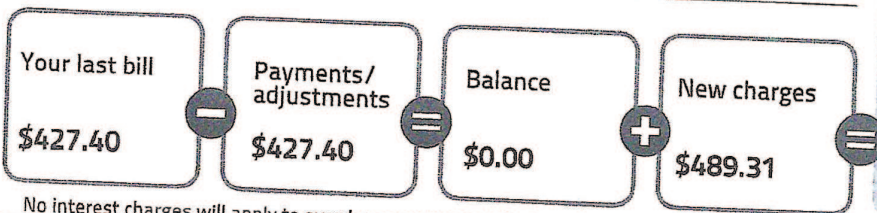
**1300 086 489**  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fri

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

Account number	99898242
Payment reference	0998 9824 25
Property	Unit 1/28 Flinders Pde, NORTH LAKES, QLD

Bill number	7121355623
Billing period	27 Nov 2020 96 days to 2 Mar 2021
Issue date	4 Mar 2021
Approximate date of next meter reading	28 May 2021

## Your account activity

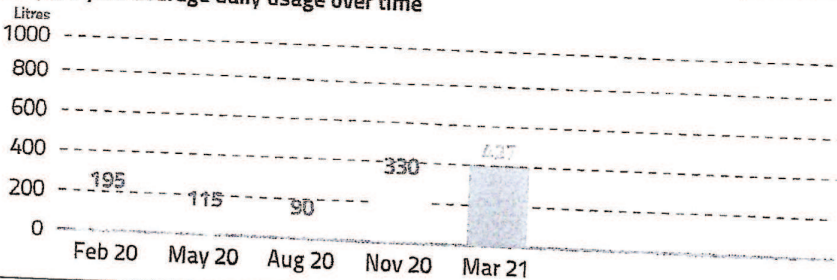


*Payment due by 7 May 2021 to avoid late payment charges.*

Total due	<b>\$489.31</b>
Due date	<b>7 May 2021</b>

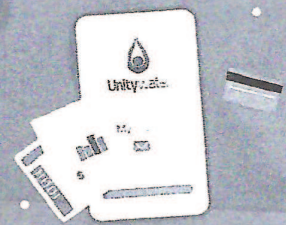
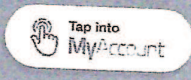
No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

## Compare your average daily usage over time



# Tap in to a more organised you in 2021.

Log in or register at [myaccount.unitywater.com](http://myaccount.unitywater.com)



## Easy ways to pay For other payment options - see over

**BPAY**  
Biller Code: 130393  
Ref: 0998 9824 25  
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

**Direct Debit**  
Login to My Account at [unitywater.com](http://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...

# Rate notice



### Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture  
Redcliffe - Irene Street, Redcliffe  
Strathpine - 220 Gympie Road, Strathpine

### Postal Address

PO Box 159  
Caboolture Qld 4510

### Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

[www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)

[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)



25940-036

Earl Property Investments Pty Ltd Tte  
Unit 1 28 Flinders Parade  
NORTH LAKES QLD 4509

### Property Details

Unit 1 28 Flinders Parade NORTH LAKES QLD 4509  
Lot 1 SP 250435

Rateable Valuation \$164,601

### Property number

679066

### Total Payable

\$703.05

### Period of rating

1 April - 30 June 2021

### Date of issue

30 April 2021

### Due date for payment

1 June 2021

### Council Rates & Charges

General Rate - Category LC1 (minimum)	342.00
Regional Infrastructure and Environment Charge	21.00
Special Charge - Nth Lakes Enhanced Serv	37.50
Special Charge - Comm Waste Management	26.75
<b>State Government Charges</b>	
Emergency Management Levy - Group 4A	275.80
<b>TOTAL PAYABLE</b>	<b>\$703.05</b>

### End of Quarter Processing Deadlines

Please note that due to a system upgrade at Council, payments made after 21 April 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

4077552-SEIM-173765-ASA004-25940

*Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.*

**BPAY:** Use your Phone or Internet banking

**PHONE:** Call 07 3480 6349

**ONLINE:** Go to [www.moretonbay.qld.gov.au/pay](http://www.moretonbay.qld.gov.au/pay)

**AUSTRALIA POST:** Pay over the counter at any post office

**MAIL:** Send your payment to PO Box 159, Caboolture, Qld 4510

**IN PERSON:** Pay at any Customer Service Centre

**DIRECT DEBIT:** Go to [www.moretonbay.qld.gov.au/rates/directdebit](http://www.moretonbay.qld.gov.au/rates/directdebit)

**INTEREST:** Interest at the rate of 8.53% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

**PENSIONERS:** Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

**PAYMENT PLAN:** Please do not hesitate to contact us if you are having difficulty paying your rates on time.

**RATING CATEGORY STATEMENT:** To access your current rating category statement visit: [www.moretonbay.qld.gov.au/ratescalculation](http://www.moretonbay.qld.gov.au/ratescalculation)

Please note that your payment reference for BPAY & Australia Post has changed. Please use the information listed below for all future payments.



\*2471 500679066006790661



Billers Code: 339457  
Ref: 50 0679 0660 0679 0661

### Property number

679066

### Total Payable

\$703.05

### Period of rating

1 April - 30 June 2021

### Date of issue

30 April 2021

### Due date for payment

Location: Unit 1 28 Flinders Parade NORTH LAKES QLD 4509  
Customer Ref: 50 0679 0660 0679 0661

# TAX INVOICE

Unbound Athletic  
1/28 Flinders Parade  
North Lakes QLD 4509

Invoice Date  
17/5/2021

Invoice Number  
INV13129

Purchase Order

ABN  
ABN 14005711694



Total Entrance Solutions Pty Ltd  
1 Magnesium Street  
Narangba QLD 4504  
Phone: 1300-781-851

## Job Details

Job Reference Number: J41158  
Job Site Address: Unbound Athletic  
1/28 Flinders Parade  
North Lakes QLD 4509

Description	Quantity	Unit Price	Tax	Amount
Arrived on site to carry out preventive maintenance On 1x roller shutter door checked all components and greased guides and flags tested operations several times job complete left in working order				
Service 1 x Roller Door	1.00	\$300.00	10%	\$300.00
			Subtotal	\$300.00
			Total GST	\$30.00
			<b>Amount Due</b>	<b>\$330.00</b>

**DUE DATE: 31/5/2021**

Payment Reference: INV13129

Please pay the total amount on or before the due date for payment. If you are unable to pay the total amount, please respond with a payment schedule within 15 business days after the date you received this invoice/payment claim as required under the Building Industry Fairness (Security of Payment) Act 2017.

Please forward remittance to: [admin@totalentrancesolutions.com](mailto:admin@totalentrancesolutions.com)  
All goods remain the property of Total Entrance Solutions Pty Ltd until paid in full.  
All goods supplied are subject to full terms and conditions appearing on attached job report

**(creditor)watch**  
member

**Terms**  
14 Days

**Direct Debit**  
Bank: BOQ  
Name: Total Entrance Solutions  
  
BSB: 124-068  
Account: 2189-8336

**Cheque**  
Cheques payable to:  
Total Entrance Solutions Pty  
Ltd

**Credit Card**  
Via our online xero link  
Visa/Mastercard



**RTL Trades**  
 49 Michael Street  
 PO Box 391  
 Bulimba QLD 4171

Tel. 1300 000 785  
 www.rtltrades.com.au

ABN 16 632 218 618  
 Licence # QBCC: 15129925  
 Electrical: 86276

PLEASE PAY BY	AMOUNT	INVOICE DATE
11/6/2021	\$2,610.52	11/6/2021

**TAX INVOICE NO. 218364**

Thank you for using RTL Trades - your business is appreciated

This invoice is subject to our full Terms and Conditions  
 (please request a copy from our Sales team or visit our website to view)

Sub-Total ex GST	\$2,373.20
GST	\$237.32
Total inc GST	\$2,610.52
Amount Applied	\$0.00
Balance Due	\$2,610.52

1

Electrical installations/equipment only:  
 This certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure it is electrically safe and in accordance with the requirements of the wiring rules and any other Standard applying under the Electrical Safety Regulations 2013 to the electrical installation. This also certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe.

**How To Pay**



**Mail**

Detach this section and mail cheque to:

RTL Trades  
 PO Box 391  
 Bulimba QLD 4171



**Credit Card (MasterCard or Visa)**

Please note that a 1.8% surcharge



**Direct Deposit**

Bank **WESTPAC**  
 Acc. Name **RTL Trades**  
 BSB **034 065**  
 Acc. No. **312107**

INVOICE NO. 218364



# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

**Account name** EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
**Account number** 000 0441 777 878  
**BSB** 114-879  
**Currency** AUD  
**Opening balance** 770,438.25DR  
**Transaction period from** 01/07/2020 to 31/12/2020

Date	Description	Serial number	Debit	Credit	Balance
07/07/2020	AUTO TSFER FROM 0000450608321			5,849.00	764,589.25DR
07/07/2020	DEBIT INTEREST		2,494.32		767,083.57DR
07/08/2020	AUTO TSFER FROM 0000450608321			5,849.00	761,234.57DR
07/08/2020	DEBIT INTEREST		2,566.26		763,800.83DR
07/09/2020	AUTO TSFER FROM 0000450608321			5,849.00	757,951.83DR
07/09/2020	DEBIT INTEREST		2,555.27		760,507.10DR
07/10/2020	AUTO TSFER FROM 0000450608321			5,849.00	754,658.10DR
07/10/2020	DEBIT INTEREST		2,462.16		757,120.26DR
07/11/2020	AUTO TSFER FROM 0000450608321			5,849.00	751,271.26DR
07/11/2020	DEBIT INTEREST		2,532.92		753,804.18DR
07/12/2020	AUTO TSFER FROM 0000450608321			5,849.00	747,955.18DR
07/12/2020	DEBIT INTEREST		2,440.45		750,395.63DR
	TOTAL		15,051.38	35,094.00	750,395.63DR



# Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

**Account name** EARL SMSF PTY LTD ATF EARL SUPERANNUATION FUND  
**Account number** 000 0441 777 878  
**BSB** 114-879  
**Currency** AUD  
**Opening balance** 750,395.63DR  
**Transaction period from** 01/01/2021 to 30/06/2021

Date	Description	Serial number	Debit	Credit	Balance
07/01/2021	AUTO TSFER FROM 0000450608321			5,849.00	744,546.63DR
07/01/2021	DEBIT INTEREST		2,510.41		747,057.04DR
06/02/2021	AUTO TSFER FROM 0000450608321			5,849.00	741,208.04DR
06/02/2021	DEBIT INTEREST		2,498.61		743,706.65DR
06/03/2021	AUTO TSFER FROM 0000450608321			5,849.00	737,857.65DR
06/03/2021	DEBIT INTEREST		2,246.56		740,104.21DR
07/04/2021	AUTO TSFER FROM 0000450608321			5,849.00	734,255.21DR
07/04/2021	DEBIT INTEREST		2,475.98		736,731.19DR
27/04/2021	INTERNET DEPOSIT 27APR18:00 FROM 0000450608321			10,000.00	726,731.19DR
07/05/2021	AUTO TSFER FROM 0000450608321			5,849.00	720,882.19DR
07/05/2021	DEBIT INTEREST		2,373.29		723,255.48DR
07/06/2021	AUTO TSFER FROM 0000450608321			5,849.00	717,406.48DR
07/06/2021	DEBIT INTEREST		2,419.59		719,826.07DR
	TOTAL		14,524.44	45,094.00	719,826.07DR

## Earl Superannuation Fund

# Contributions Breakdown Report

For The Period 01 July 2020 - 30 June 2021

### Summary

Member	D.O.B	Age (at 30/06/2020)	Total Super Balance (at 30/06/2020) *1	Concessional	Non-Concessional	Other	Reserves	Total
Earl, Anthony	Provided	57	875,283.71	20,449.96	0.00	0.00	0.00	20,449.96
Earl, Tracey	Provided	52	729,281.17	20,591.06	0.00	0.00	0.00	20,591.06
<b>All Members</b>				<b>41,041.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>41,041.02</b>

\*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

### Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Earl, Anthony	Concessional	20,449.96	25,000.00	4,550.04 Below Cap
	Non-Concessional	0.00	100,000.00	100,000.00 Below Cap
Earl, Tracey	Concessional	20,591.06	25,000.00	4,408.94 Below Cap
	Non-Concessional	0.00	100,000.00	100,000.00 Below Cap

### Carry Forward Unused Concessional Contribution Cap

Member	2016	2017	2018	2019	2020	2021	Current Position
Earl, Anthony							
Concessional Contribution Cap	N/A	N/A	25,000.00	25,000.00	25,000.00	25,000.00	
Concessional Contribution	N/A	N/A	21,665.83	24,949.96	19,093.18	20,449.96	
Unused Concessional Contribution	N/A	N/A	0.00	50.04	5,906.82	4,550.04	
Cumulative Carry Forward Unused	N/A	N/A	N/A	0.00	50.04	0.00	
Maximum Cap Available	N/A	N/A	25,000.00	25,000.00	25,050.04	25,000.00	4,550.04 Below Cap
Total Super Balance	N/A	N/A	0.00	319,799.53	424,618.44	875,283.71	



12/01/2021	Employer	1,180.65						
12/01/2021	Employer	2,568.75						
09/04/2021	Employer	1,205.45						
15/04/2021	Employer	8,068.75						
<b>Total - Earl, Tracey</b>		<b>20,591.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>
<b>Total for All Members</b>		<b>41,041.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>			

# Superannuation Payments

Ace Projects (Qld) Pty Ltd

From 1 July 2020 to 30 June 2021

Due Date	Payment Date	Employee	Contribution Type	Super Fund Name	Sent To Fund	Reference	Amount
28 Oct 2020	28 Jul 2020	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Oct 2020	28 Jul 2020	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Oct 2020	28 Aug 2020	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Oct 2020	28 Aug 2020	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Oct 2020	27 Sep 2020	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Oct 2020	27 Sep 2020	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jan 2021	28 Oct 2020	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Jan 2021	28 Oct 2020	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jan 2021	27 Nov 2020	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Jan 2021	27 Nov 2020	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jan 2021	28 Dec 2020	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Jan 2021	28 Dec 2020	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	28 Jan 2021	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Apr 2021	28 Jan 2021	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	25 Feb 2021	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Apr 2021	25 Feb 2021	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	28 Mar 2021	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Apr 2021	28 Mar 2021	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	28 Mar 2021	Anthony Earl	Employer Additional	Earl Superannuation Fund			4,000.00
28 Jul 2021	27 Apr 2021	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Jul 2021	27 Apr 2021	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jul 2021	28 May 2021	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Jul 2021	28 May 2021	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jul 2021	27 Jun 2021	Anthony Earl	SGC	Earl Superannuation Fund			870.83
28 Jul 2021	27 Jun 2021	Anthony Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
							20,449.96

# Superannuation Payments

Ace Projects (Qld) Pty Ltd

From 1 July 2020 to 30 June 2021

Due Date	Payment Date	Employee	Contribution Type	Super Fund Name	Sent To Fund	Reference	Amount
28 Oct 2020	28 Jul 2020	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Oct 2020	28 Jul 2020	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Oct 2020	28 Aug 2020	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Oct 2020	28 Aug 2020	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Oct 2020	27 Sep 2020	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Oct 2020	27 Sep 2020	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jan 2021	28 Oct 2020	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Jan 2021	28 Oct 2020	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jan 2021	27 Nov 2020	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Jan 2021	27 Nov 2020	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jan 2021	28 Dec 2020	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Jan 2021	28 Dec 2020	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	28 Jan 2021	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Apr 2021	28 Jan 2021	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	25 Feb 2021	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Apr 2021	25 Feb 2021	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	28 Mar 2021	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Apr 2021	28 Mar 2021	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Apr 2021	28 Mar 2021	Tracey Earl	Employer Additional	Earl Superannuation Fund			5,500.00
28 Jul 2021	27 Apr 2021	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Jul 2021	27 Apr 2021	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jul 2021	28 May 2021	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Jul 2021	28 May 2021	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
28 Jul 2021	27 Jun 2021	Tracey Earl	SGC	Earl Superannuation Fund			356.25
28 Jul 2021	27 Jun 2021	Tracey Earl	Salary Sacrifice	Earl Superannuation Fund			500.00
							15,775.00

# Superannuation Payments

Breaking Point North Lakes Pty Ltd

From 1 July 2020 to 30 June 2021

Due Date	Payment Date	Employee	Contribution Type	Super Fund Name	Sent To Fund	Reference	Amount
28 Oct 2020	06 Jul 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	91.28
28 Oct 2020	13 Jul 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	94.13
28 Oct 2020	20 Jul 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	96.98
28 Oct 2020	27 Jul 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	92.42
28 Oct 2020	03 Aug 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	92.70
28 Oct 2020	10 Aug 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	98.69
28 Oct 2020	17 Aug 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	95.55
28 Oct 2020	24 Aug 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	117.78
28 Oct 2020	31 Aug 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	95.27
28 Oct 2020	07 Sep 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	93.56
28 Oct 2020	14 Sep 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	95.27
28 Oct 2020	21 Sep 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	93.84
28 Oct 2020	28 Sep 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Oct 2020	PC071020-198203152	89.57
28 Jan 2021	05 Oct 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	92.42
28 Jan 2021	12 Oct 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	96.69
28 Jan 2021	19 Oct 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	92.42

Due Date	Payment Date	Employee	Contribution Type	Super Fund Name	Sent To Fund	Reference	Amount
28 Jan 2021	26 Oct 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	02 Nov 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	09 Nov 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	16 Nov 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	23 Nov 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	30 Nov 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	07 Dec 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	92.99
28 Jan 2021	14 Dec 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	21 Dec 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Jan 2021	28 Dec 2020	Tracey Earl	SGC	EarL superannuatin fund	12 Jan 2021	PC070121-184402165	89.57
28 Apr 2021	04 Jan 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	91.85
28 Apr 2021	11 Jan 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	89.57
28 Apr 2021	18 Jan 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	89.57
28 Apr 2021	25 Jan 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	95.84
28 Apr 2021	01 Feb 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	95.84
28 Apr 2021	08 Feb 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	95.84
28 Apr 2021	15 Feb 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	91.85
28 Apr 2021	22 Feb 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	89.57
28 Apr 2021	01 Mar 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	93.56



Due Date	Payment Date	Employee	Contribution Type	Super Fund Name	Sent To Fund	Reference	Amount
28 Apr 2021	08 Mar 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	93.56
28 Apr 2021	15 Mar 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	91.28
28 Apr 2021	22 Mar 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	93.56
28 Apr 2021	29 Mar 2021	Tracey Earl	SGC	EarL superannuatin fund	09 Apr 2021	PC060421-192932692	93.56
28 Jul 2021	05 Apr 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	12 Apr 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	91.28
28 Jul 2021	19 Apr 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	91.28
28 Jul 2021	26 Apr 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	03 May 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	10 May 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	17 May 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	24 May 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	31 May 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	07 Jun 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	14 Jun 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	21 Jun 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
28 Jul 2021	28 Jun 2021	Tracey Earl	SGC	EarL superannuatin fund	27 Jul 2021	PC210721-129569206	89.57
							4,800.97

## Self-Review Checklist

Items to consider before submitting for manager review.

### Financials

- Each report page (BS, P&L, Notes) shows correct period end date
- Balance Sheet is not out of balance
- No Negative Assets or Liabilities
- Assets and Liabilities classified appropriately, ie. current/non-current, Payables/Borrowings
- Share capital named correctly, ie. not "Ordinary A Class Shares" if only "Ordinary Shares" issued
- Trading account showing a gross profit not gross loss, compare GP% TY/LY (& show in workpapers)
- Other income shown below Gross profit but before expenses
- Appropriation Account - separate page usually unless very small P&L, ie. only received dividend
- Notes - check all headings are correct, ie. not missing or saying "Other" & amounts add up correctly
- Signatures on Declarations - should be individual director names not company ie. trustee
- Compilation report signature not on separate page
- No Depreciation schedule if all NIL

### Other Issues to Consider

- FBT Contributions for vehicles - have these been done
- Entertainment - if excessive have we considered potential for being staff amenities or other options
- Accounting Fees - have you confirmed expense is matching HA records
- Debtors/Creditors agree to listings in workpapers
- Depreciation in P&L Agrees to Schedule
- Wages & Super reconciled
- GST Liability reconciled
- Shareholder Loans - Div7A issues - ensure any transactions added by us can be explained
- Ledger review - check all accounts in GL to confirm transactions are appropriate
- Do expenses show all amounts, ie. 4 quarters for rates, 12 payments for insurance, etc.

### Tax Return Items

- Updated address to client's not HA PO Box (unless exception applies)
- Payments to associates completed
- Loans to Associates completed
- Total Debt value completed
- Losses schedule correct
- Franking account correct
- Tax Summary - main trading entity in first column, reference at footer updated
- Confirm final tax return amounts payable to provision in financials, update if needed