

Client Name: **Under the Tuscan Sun**

Year / Period Ended: **30/06/2022**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

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

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		
2	✓		

AFTER completing the job have you considered the following?

PBL

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

Balance Sheet

13	✓		
14	✓		
15			

ITR

16	✓		
17		✓	
18	✓		
19	✓		
20	✓		

Pre-Manager Review Check

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

Additional SMSF Matters

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

Pre - Audit Check

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

Prepared by: MA Initials: _____ Date: 5/09/2022
 Reviewed by: _____ Initials: _____ Date: _____

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

Under the Tuscan Sun

Detailed Trial Balance as at 30 June 2022

Prior Year		Description	Current Year		
Debits	Credits		Debits	Credits	
INCOME					
		Contributions - Employer			
-	18,910.71	I1 Mr Steven Stacey	-	17,500.08	✓
-	9,019.23	Mrs Janny Stacey	-	14,679.71	✓
		Contributions - Member - Personal			
-	-	Non-Concessional Mrs Janny Stacey	-	474.05	✓
		Increase in Market Value - Direct Property			
-	-	I4 18 Kepplegrove Drive, Sippy Downs, QLD 4556	-	51,659.90	✓
		Interest - Cash At Bank			
-	118.24	I2 Westpac DIY Super Working a/c 31-8043	-	80.64	✓
		Rent - Direct Property			
-	-	I3 18 Kepplegrove Drive, Sippy Downs, QLD 4556	-	17,000.00	✓
EXPENSE					
		Insurance Premiums - Mr Steven Stacey			
3,568.92	-	E1 Accumulation	3,964.86	✓	-
		Insurance Premiums - Mrs Janny Stacey			
1,313.59	-	E2 Accumulation	1,411.13	✓	-
2,233.00	-	E3 Accountancy Fee	2,530.00	✓	-
-	-	E4 Borrowing Expenses	115.12	✓	-
55.00	-	E5 Filing Fees	56.00	✓	-
82.00	-	Fine	-	-	-
		Property Expenses - Advertising - Direct			
-	-	E6 Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	304.00	✓	-
		Property Expenses - Agents Management			
-	-	E7 Fee - Direct Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	1,155.00	✓	-
		Property Expenses - Cleaning - Direct			
-	-	E8 Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	643.50	✓	-
		Property Expenses - Insurance Premium -			
-	-	E9 Direct Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	2,411.65	✓	-
		Property Expenses - Letting Fee - Direct			
-	-	E10 Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	1,100.00	✓	-
		Property Expenses - Pest Control - Direct			
-	-	E11 Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	920.00	✓	-
		Property Expenses - Repairs Maintenance -			
-	-	E12 Direct Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	987.63	✓	-
		Property Expenses - Water Rates - Direct			
-	-	E13 Property 18 Kepplegrove Drive, Sippy Downs, QLD 4556	116.69	✓	-
259.00	-	SMSF Supervisory Levy	-	-	-

Under the Tuscan Sun
Detailed Trial Balance as at 30 June 2022

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME TAX				
3,092.70	-	Income Tax Expense	5,031.75	-
-	-	Prior Years Under Provision for Income Tax	259.00	-
PROFIT & LOSS CLEARING ACCOUNT				
17,443.97	-	Profit & Loss Clearing Account	80,388.05	-
ASSETS				
Direct Property				
-	-	A1 18 Kepplegrove Drive, Sippy Downs, QLD 4556	1,050,000.00	✓
601,422.87	-	Cash At Bank		
		A2 Westpac DIY Super Working a/c 31-8043	248,586.41	✓
Sundry Assets				
-	-	A3 Borrowing Costs	1,296.50	✓
839.60	-	A4 Sundry Debtors	-	✓
Receivables - Investment Income Receivable - Rent				
-	-	A5 18 Kepplegrove Drive, Sippy Downs, QLD 4556	2,000.00	✓
Current Tax Assets				
-	-	A6 Income Tax Payable	1,768.30	✓
-	3,092.70	L1 Provision for Income Tax	-	5,031.75 ✓
5,120.00	-	A7 Income Tax Instalments Paid	4,292.00	✓
Other Taxes Refundable				
-	3,840.00	A8 Activity Statement Payable/Refundable	1,073.00	✓
LIABILITIES				
Limited Recourse Borrowing Arrangement				
-	-	L2 Granite Home Loans a/c 400104172	-	622,326.54 ✓
820.10	-	Income Tax Suspense	-	-
MEMBER ENTITLEMENTS				
Mr Steven Stacey				
-	325,101.76	Accumulation	-	367,461.21
Mrs Janny Stacey				
-	276,168.11	Accumulation	-	314,196.71
<u>636,250.75</u>	<u>636,250.75</u>		<u>1,410,410.59</u>	<u>1,410,410.59</u>

D
L1

Under the Tuscan Sun
Statement of Taxable Income
For the Period from 1 July 2021 to 30 June 2022

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	17,000.00
Total Gross Interest	C	80.00
Total Assessable Employer Contributions	R1	32,179.00
Total Assessable Contributions	R	32,179.00
Total Assessable Income		49,259.00
<u>Deductions</u>		
Section C		
Total Death or Disability Premiums	F	5,375.00
Total Investment Expenses	I	7,638.00
Total Management and Administration Expenses	J	2,701.00
Total Deductions		15,714.00
Taxable Income or Loss	(V - N) O	33,545.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2022 T1	5,031.75
Total Gross Tax		5,031.75
Rebates and Offsets	C	0.00
SUBTOTAL		5,031.75
Total Eligible Credits		0.00
Net Tax Payable		5,031.75
Total PAYG Instalments Raised	K	4,000.00
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		1,290.75

should be \$4292 per TB and wps amt not pulling through correctly. Manually updated ITR to reflect correct amt

-292
=\$998.75

Under the Tuscan Sun

Transactions: Employer - Under the Tuscan Sun

Date Range: 01/07/2021 to 30/06/2022

Employer

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Steven Stacey						
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00	Cr
	13/08/2021	Employer Contribution: MYCOTEC PTY LTD	\$	1,346.16	\$ 1,346.16	Cr
	03/09/2021	Employer Contribution: MYCOTEC PTY LTD	\$	2,019.24	\$ 3,365.40	Cr
	15/10/2021	Employer Contribution: MYCOTEC PTY LTD	\$	1,346.16	\$ 4,711.56	Cr
	15/11/2021	Employer Contribution: MYCOTEC PTY LTD	\$	1,346.16	\$ 6,057.72	Cr
	20/12/2021	Employer Contribution: MYCOTEC PTY LTD	\$	1,346.16	\$ 7,403.88	Cr
	11/01/2022	Employer Contribution: MYCOTEC PTY LTD	\$	1,346.16	\$ 8,750.04	Cr
	11/02/2022	Employer Contribution: MYCOTEC PTY LTD	\$	2,019.24	\$ 10,769.28	Cr
	01/04/2022	Employer Contribution: MYCOTEC PTY LTD	\$	2,692.32	\$ 13,461.60	Cr
	10/05/2022	Employer Contribution: MYCOTEC PTY LTD	\$	1,346.16	\$ 14,807.76	Cr
	24/06/2022	Employer Contribution: MYCOTEC PTY LTD	\$	2,692.32	\$ 17,500.08	Cr
Total Mr Steven Stacey		\$	0.00	\$ 17,500.08	\$ 17,500.08	Cr
Mrs Janny Stacey						
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00	Cr
	02/08/2021	Employer Contribution: Aged & Community Services Australia	\$	1,060.53	\$ 1,060.53	Cr
	10/09/2021	Employer Contribution: Aged & Community Services Australia	\$	1,596.63	\$ 2,657.16	Cr
	13/10/2021	Employer Contribution: Aged & Community Services Australia	\$	1,064.42	\$ 3,721.58	Cr
	03/11/2021	Employer Contribution: Aged & Community Services Australia	\$	1,064.42	\$ 4,786.00	Cr
	07/12/2021	Employer Contribution: Aged & Community Services Australia	\$	1,064.42	\$ 5,850.42	Cr
	31/12/2021	Employer Contribution: Aged & Community Services Australia	\$	1,064.42	\$ 6,914.84	Cr
	04/02/2022	Employer Contribution: Aged & Community Services Australia	\$	1,064.42	\$ 7,979.26	Cr
	01/03/2022	Employer Contribution: Aged & Community Services Australia	\$	1,259.00	\$ 9,238.26	Cr
	06/04/2022	Employer Contribution: Aged & Community Services Australia	\$	1,903.86	\$ 11,142.12	Cr
	09/05/2022	Employer Contribution: Aged & Community Services Australia	\$	1,269.24	\$ 12,411.36	Cr
	03/06/2022	Employer Contribution: Aged & Community Services Australia	\$	1,269.24	\$ 13,680.60	Cr
	29/06/2022	Employer Contribution: Aged & Community Services Australia	\$	999.11	\$ 14,679.71	Cr
Total Mrs Janny Stacey		\$	0.00	\$ 14,679.71	\$ 14,679.71	Cr
Total Employer		\$	0.00	\$ 32,179.79	\$ 32,179.79	Cr

Under the Tuscan Sun

Offset against expenses paid by member**Transactions: Mrs Janny Stacey - Under the Tuscan Sun**

Date Range: 01/07/2021 to 30/06/2022

Mrs Janny Stacey

	Date	Narrative	Debit	Credit	Balance	Quantity
Mrs Janny Stacey						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/06/2022	non-concession contribution Janny	\$	474.05 \$	474.05 Cr	
Total Mrs Janny Stacey		\$	0.00 \$	474.05 \$	474.05 Cr	
Total Mrs Janny Stacey		\$	0.00 \$	474.05 \$	474.05 Cr	

Under the Tuscan Sun

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Transactions: Interest - Under the Tuscan Sun

Date Range: 01/07/2021 to 30/06/2022

Interest

	Date	Narrative	Debit	Credit	Balance	Quantity
Cash At Bank						
Westpac DIY Super Working a/c 31-8043						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/07/2021	INTEREST PAID	\$	9.88 \$	9.88 Cr	
	31/08/2021	INTEREST PAID	\$	10.54 \$	20.42 Cr	
	30/09/2021	INTEREST PAID	\$	9.93 \$	30.35 Cr	
	29/10/2021	INTEREST PAID	\$	9.62 \$	39.97 Cr	
	30/11/2021	INTEREST PAID	\$	10.64 \$	50.61 Cr	
	31/12/2021	INTEREST PAID	\$	10.29 \$	60.90 Cr	
	31/01/2022	INTEREST PAID	\$	9.24 \$	70.14 Cr	
	28/02/2022	INTEREST PAID	\$	2.19 \$	72.33 Cr	
	31/03/2022	INTEREST PAID	\$	2.19 \$	74.52 Cr	
	29/04/2022	INTEREST PAID	\$	1.96 \$	76.48 Cr	
	31/05/2022	INTEREST PAID	\$	2.14 \$	78.62 Cr	
	30/06/2022	INTEREST PAID	\$	2.02 \$	80.64 Cr	
		Total Westpac DIY Super Working a/c 31-8043	\$ 0.00	\$ 80.64	\$ 80.64 Cr	
		Total Cash At Bank	\$ 0.00	\$ 80.64	\$ 80.64 Cr	
		Total Interest	\$ 0.00	\$ 80.64	\$ 80.64 Cr	



Century 21 Grant Smith Property

(w) 07 5445 8525
 C21.com.au/Buderim
 pm@gsproperty.com.au
 ABN: 25 126 877 932
 Licence: 3404522

I3
 E6
 E7
 E10
 E11
 E12

Steve Stacey, Janny

Folio Summary

Folio: OWN02450
 From: 1/07/2021
 To: 30/06/2022
 Created: 1/07/2022

Money In	Money Out	Balance
\$17,000.00	\$4,096.63	\$12,903.37

Account	Included Tax	Money Out	Money In
18 Kepplegrove Dr, Sippy Downs QLD			
Rent			\$17,000.00
Property Photo's	\$15.00	\$165.00	advertising
Swimming Pool - Monthly Service	\$13.18	\$145.00	
General Maintenance	\$46.23	\$508.50	
Plumbing - Repairs	\$30.38	\$334.13	repairs
Advertising	\$12.64	\$139.00	advertising
Management Fee	\$105.00	\$1,155.00	✓E7
Letting Fee	\$100.00	\$1,100.00	✓E10
Pest Control	\$50.00	\$550.00	✓E11
Subtotal		\$4,096.63	\$17,000.00

Account Transactions
 No transactions

Total		\$4,096.63	\$17,000.00
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Total Tax on Money Out: \$372.43

Total advertising=165+139=\$304 E6
 Total repairs =145+508.50+334.13=\$987.63 E12

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

full lease agreement saved in folder

Part 1 Tenancy details

Item 1**1.1 Lessor**

Name/trading name Stacey Horizon Pty Ltd as trustee for La Dolce Vita Trust C/- CENTURY 21 GRANT SMITH PROPERTY

Address

PO BOX 164 - 1/8 KING STREET

BUDERIM

QLD

Postcode 4556

1.2 Phone

Mobile

Email

07 5445 8505

pm@gsproperty.com.au

Item 2**2.1 Tenant/s**

Tenant 1 Full name/s Kylie Rogers

Phone 0417730596

Email kylie@fnlifestyle.com.au

Tenant 2 Full name/s Gavin Flaton

Phone 0414826687

Email gavin@fnlifestyle.com.au

Tenant 3 Full name/s

Phone

Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list**Item 3****3.1 Agent** If applicable. See clause 43

Full name/trading name Century 21 Grant Smith Property

Address

1/8 King Street

Buderim, QLD

BUDERIM

QLD

Postcode 4556

3.2 Phone

Mobile

Email

07 5445 8505

0404210 210

pm@gsproperty.com.au

Item 4**Notices may be given to**

(Indicate if the email is different from item 1, 2 or 3 above)

4.1 LessorEmail Yes No Facsimile Yes No **4.2 Tenant/s**Email Yes No

kylie@fnlifestyle.com.au

Facsimile Yes No **4.3 Agent**Email Yes No Facsimile Yes No **Item 5****5.1 Address of the rental premises**

18 Kepplegrove Dr

Sippy Downs

QLD

Postcode 4556

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

REFER ENTRY CONDITION REPORT

Item 6**6.1 The term of the agreement is** fixed term agreement periodic agreement**6.2 Starting on** 22 / 3 / 2022**6.3 Ending on** 21 / 3 / 2023Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Item 7 Rent \$ 1,000.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the SAME DAY day of each WEEK
 Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
 DIRECT TRANSFER

Details for direct credit

BSB no. 064462 Bank/building society/credit union COMMONWEALTH BANK
 Account no. 10231321 Account name CENTURY21 GRANT SMITH PROPERTY RENTAL TRUST
 Payment reference SURNAME/STREET

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)
 COMMONWEALTH BANK

Item 11 Rental bond amount \$ 4,000.00 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity Yes No Any other service that a tenant must pay Yes No
 Gas Yes No Type See special terms (page 8)
 Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity 100% Any other service stated in item 12.1
 Gas 100% See special terms (page 8)
 Phone 100%

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity DIRECT TO SUPPLIER
 Gas DIRECT TO SUPPLIER
 Phone DIRECT TO SUPPLIER
 Any other service stated in item 12.1 WATER ON INVOICE FROM CENTURY 21 GRANT SMITH PROPERTY
 See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 6 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? Yes No
 See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 17.1 Pets approved Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type Poodle Number 1 Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs ACTIVE SPARKIES Phone 0435 866 533
 Plumbing repairs GJ PLUMBING Phone 0403 533 883
 Other CENTURY 21 GRANT SMITH PROPERTY Phone 07 5445 8505

Under the Tuscan Sun
Investment Revaluation as at 30 June 2022

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Bank					
LRBA001 Granite Home Loans a/c 400104172				(622,326.54)	
Bank Total				<u>(622,326.54)</u>	
Property Direct Market					
PROP01 18 Kepplegrove Drive, Sippy Downs, QLD 4556	30 Jun 2022	1,050,000.00000	1.00000	1,050,000.00	51,659.90
Property Direct Market Total				<u>1,050,000.00</u>	<u>51,659.90</u>
Fund Total				<u>427,673.46</u>	<u>51,659.90</u>

Under the Tuscan Sun

Transactions: Accumulation - Under the Tuscan Sun

Date Range: 01/07/2021 to 30/06/2022

Accumulation

	Date	Narrative	Debit	Credit	Balance	Quantity
Accumulation						
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00 Cr	
	28/07/2021	Asteron Life 02854800/00001	\$ 305.54	\$	305.54 Dr	
	30/08/2021	Asteron Life 02854800/00001	\$ 305.54	\$	611.08 Dr	
	28/09/2021	Asteron Life 02854800/00001	\$ 305.54	\$	916.62 Dr	
	28/10/2021	Asteron Life 02854800/00001	\$ 305.54	\$	1,222.16 Dr	
	29/11/2021	Asteron Life 02854800/00001	\$ 305.54	\$	1,527.70 Dr	
	29/12/2021	Asteron Life 02854800/00001	\$ 305.54	\$	1,833.24 Dr	
	28/01/2022	Asteron Life 02854800/00001	\$ 355.27	\$	2,188.51 Dr	
	28/02/2022	Asteron Life 02854800/00001	\$ 355.27	\$	2,543.78 Dr	
	28/03/2022	Asteron Life 02854800/00001	\$ 355.27	\$	2,899.05 Dr	
	28/04/2022	Asteron Life 02854800/00001	\$ 355.27	\$	3,254.32 Dr	
	30/05/2022	Asteron Life 02854800/00001	\$ 355.27	\$	3,609.59 Dr	
	28/06/2022	Asteron Life 02854800/00001	\$ 355.27	\$	3,964.86 Dr	
Total Accumulation		\$	3,964.86	\$ 0.00	3,964.86 Dr	
Total Accumulation		\$	3,964.86	\$ 0.00	3,964.86 Dr	

Asteron Life Complete Statement

001236 000



Stacey Sjcl Pty Ltd
Under The Tuscan Sun
PO Box 608
BUDERIM QLD 4556

27 December 2021

Dear Policy Owner

This is your insurance policy statement.

Your policy provides the opportunity to **increase your cover** from the upcoming policy anniversary to protect against inflation. The Benefit Table in this notice shows the cover and premium details if you wish to accept or decline the increase. The account from which it will be deducted is shown below.

As premiums are being deducted from your account **there is no need to send any payment.**

We take this opportunity to thank you for allowing us to provide your valuable cover. Asteron Life has a proud history of providing protection and financial security and we look forward to continuing our association with you for years to come.

If you wish to decline the increase in cover please contact us. We'll be happy to help.

An important change to our complaint handling timeframe

From 5 October 2021, the timeframe to resolve a complaint you may have about your policy, our service or staff has reduced from 90 days to **45 days**. Please refer to the enclosed 'Things you should know' factsheet for details on how to make a complaint.

Yours sincerely
Asteron Life Customer Service

Policy Number

81486842

Cover
Life

Insured Person

Mr Steven Paul Stacey

Policy Owner

Under The Tuscan Sun


Important Dates

- Policy anniversary
27 January each year
- Policy commencement
27/01/2016


Your Adviser

Mr Andrew Brennan (Dbcwj-J)
0746134888

Customer Service

 1800 221 727 8am-6pm
07 3325 8500

Internet

 www.asteronlife.com.au

► **See your Policy Benefits and Features over**

Amount debited from your Westpac Banking Corporation
Buderim account ending with the numbers 043 each
month.

\$355.27

Please turn over for important information

Customer Service GPO Box 68, Sydney NSW 2001
Ph: 1800 221 727 or 07 3325 8500 8am to 6pm AEST Mon to Fri
Fax: 1300 766 833
Email: life_customerservice@asteronlife.com.au
Web: www.asteronlife.com.au



Policy Number

81486842

Benefits and Features

<ul style="list-style-type: none"> Mixed Premium 	<ul style="list-style-type: none"> Guaranteed Future Insurability
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Benefit Table

	If you decline Automatic Increase		If you accept Automatic Increase		Expiry Date
	Sum Insured	Monthly Premium	Sum Insured	Monthly Premium	
Life Cover - Stepped Premium	\$638,140	\$188.03	\$670,047	\$197.43	27/01/2066
Life Cover - Level Premium to Age 70	\$382,884	\$138.16	\$402,028	\$149.56	27/01/2066
Policy Fee		\$8.28		\$8.28	
Total		\$334.47		\$355.27	

Under the Tuscan Sun

Transactions: Accumulation - Under the Tuscan Sun

Date Range: 01/07/2021 to 30/06/2022

Accumulation

	Date	Narrative	Debit	Credit	Balance	Quantity
Accumulation						
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00 Cr	
	13/07/2021	Asteron Life 02854800/00001	\$ 113.94	\$	113.94 Dr	
	13/08/2021	Asteron Life 02854800/00001	\$ 113.94	\$	227.88 Dr	
	13/09/2021	Asteron Life 02854800/00001	\$ 113.94	\$	341.82 Dr	
	13/10/2021	Asteron Life 02854800/00001	\$ 113.94	\$	455.76 Dr	
	15/11/2021	Asteron Life 02854800/00001	\$ 113.94	\$	569.70 Dr	
	13/12/2021	Asteron Life 02854800/00001	\$ 113.94	\$	683.64 Dr	
	13/01/2022	Asteron Life 02854800/00001	\$ 113.94	\$	797.58 Dr	
	14/02/2022	Asteron Life 02854800/00001	\$ 122.71	\$	920.29 Dr	
	14/03/2022	Asteron Life 02854800/00001	\$ 122.71	\$	1,043.00 Dr	
	13/04/2022	Asteron Life 02854800/00001	\$ 122.71	\$	1,165.71 Dr	
	13/05/2022	Asteron Life 02854800/00001	\$ 122.71	\$	1,288.42 Dr	
	13/06/2022	Asteron Life 02854800/00001	\$ 122.71	\$	1,411.13 Dr	
Total Accumulation		\$	1,411.13	\$ 0.00	\$ 1,411.13 Dr	
Total Accumulation		\$	1,411.13	\$ 0.00	1,411.13 Dr	



Asteron Life Complete Statement

000450 000



Stacey Sjcl Pty Ltd
Under The Tuscan Sun
PO Box 608
BUDERIM QLD 4556

12 January 2022

Dear Policy Owner

This is your insurance policy statement.

Your policy provides the opportunity to **increase your cover** from the upcoming policy anniversary to protect against inflation. The Benefit Table in this notice shows the cover and premium details if you wish to accept or decline the increase. The account from which it will be deducted is shown below.

As premiums are being deducted from your account **there is no need to send any payment.**

We take this opportunity to thank you for allowing us to provide your valuable cover. Asteron Life has a proud history of providing protection and financial security and we look forward to continuing our association with you for years to come.

If you wish to decline the increase in cover please contact us. We'll be happy to help.

An important change to our complaint handling timeframe

From 5 October 2021, the timeframe to resolve a complaint you may have about your policy, our service or staff has reduced from 90 days to **45 days**. Please refer to the enclosed 'Things you should know' factsheet for details on how to make a complaint.

Yours sincerely
Asteron Life Customer Service

Policy Number

E3099763

Cover
Life

Insured Person

Mrs Janny Chee Hoon Stacey

Policy Owner

Under The Tuscan Sun

Important Dates

- Policy anniversary
12 February each year
- Policy commencement
12/02/2016

Your Adviser

Mr Andrew Brennan (Dbcwj-J)
0746134888

Customer Service

1800 221 727 8am-6pm
07 3325 8500

Internet

www.asteronlife.com.au

► **See your Policy Benefits and Features over**

Amount debited from your Westpac Banking Corporation
Buderim account ending with the numbers 043 each
month.

\$122.71

Please turn over for important information

Customer Service GPO Box 68, Sydney NSW 2001
Ph: 1800 221 727 or 07 3325 8500 8am to 6pm AEST Mon to Fri
Fax: 1300 766 833
Email: life_customerservice@asteronlife.com.au
Web: www.asteronlife.com.au



Policy Number

E3099763

Benefits and Features

<ul style="list-style-type: none"> Level Premium to Age 70 	<ul style="list-style-type: none"> Guaranteed Future Insurability
---	--

Benefit Table

	If you decline Automatic Increase		If you accept Automatic Increase		Expiry Date
	Sum Insured	Monthly Premium	Sum Insured	Monthly Premium	
Life Cover	\$382,884	\$105.72	\$402,028	\$114.43	12/02/2067
Policy Fee		\$8.28		\$8.28	
Total		\$114.00		\$122.71	

Stacey SJCL Pty Ltd
PO BOX 608
BUDERIM
QLD 4556

Tax Invoice
I017528

Date
15 December 2021

Description

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

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

Subtotal	250.00
GST	25.00
<hr/>	
Total	275.00
Amount Due	0.00

Due Date: 29 December 2021

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

PAYMENT ADVICE

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

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

Customer	Stacey SJCL Pty Ltd
Invoice No.	I017528
Amount Due	0.00
Due Date	29 December 2021

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

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

INVOICE STATEMENT

Issue date 10 Dec 21

STACEY SJCL PTY LTD

ACN 609 767 599

Account No. 22 609767599

Summary

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

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

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 10 Feb 22	\$56.00

If you have already paid please ignore this invoice statement.

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

**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP**STACEY SJCL PTY LTD**

ACN 609 767 599

Account No: 22 609767599



22 609767599

TOTAL DUE	\$56.00
Immediately	\$0.00
By 10 Feb 22	\$56.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296097675997



*814 129 0002296097675997 06

Inquires 1300 300 630

Issue date 10 Dec 21

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 49210876

Check this statement carefully

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

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

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



To make changes to company details or amend incorrect information

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



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



Use your agent.

REVIEW DATE: 10 December 21

Company Statement

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

1 Registered office
INITIATIVE ACCOUNTING GROUP 'THE EDGE EAST' SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business
11 QUAMBI PLACE BUDERIM QLD 4556

3 Officeholders

Name: **JANNY CHEE HOON STACEY**
Born: MALAYSIA
Date of birth: 21/07/1967
Address: 11 QUAMBI PLACE BUDERIM QLD 4556
Office(s) held: DIRECTOR, APPOINTED 10/12/2015

Name: **STEVEN PAUL STACEY**
Born: MALAYSIA
Date of birth: 07/12/1966
Address: 11 QUAMBI PLACE BUDERIM QLD 4556
Office(s) held: DIRECTOR, APPOINTED 10/12/2015

4 Company share structure

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

5 Members

These details continue on the next page

STACEY SJCL PTY LTD ACN 609 767 599

Company statement continued

Name: JANNY CHEE HOON STACEY

Address: 11 QUAMBI PLACE BUDERIM QLD 4556

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

Name: STEVEN PAUL STACEY

Address: 11 QUAMBI PLACE BUDERIM QLD 4556

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

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

End of company statement

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

Additional company information

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

6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP

Registered agent number: 22813

Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575



SPIC 'N' SPAN

Steve Stacey

Invoice Date
18 Mar 2022

Invoice Number
INV-05439

Reference
18 Keppelgrove Cct,
Sippy Downs

ABN
30 416 038 256

Spic 'n' Span
Laura Ingamells
Phone: 0417 683 173
Email:
laura.spicnspan@hotmail.com
Web:
spicnspancleaningservices.net

Description	Quantity	Unit Price	GST	Amount AUD
Bond Clean	1.00	585.00	10%	585.00
			Subtotal	585.00
			TOTAL GST 10%	58.50
			TOTAL AUD	643.50

Due Date: 25 Mar 2022

Banking Instructions:

Laura Ingamells

Commonwealth Bank

BSB: 064 014

Acct : 100 462 44



[View and pay online now](#)

PAYMENT ADVICE

To: Spic 'n' Span
Laura Ingamells
Phone: 0417 683 173
Email: laura.spicnspan@hotmail.com
Web: spicnspancleaningservices.net

Customer Steve Stacey
Invoice Number INV-05439
Amount Due **643.50**
Due Date 25 Mar 2022

Amount Enclosed

Enter the amount you are paying above

Policy Schedule

Landlord Residential Building Insurance

total =2016.65+295=\$2411.65

PAID

25 January 2022

Stacey Horizon Pty Ltd T/A La Dolce Vita
PO Box 608
BUDERIM QLD 4556

POLICY NUMBER: TS3367710RBI
AMOUNT DUE: \$ 0.00
DUE DATE: 03/03/2022

Insured: Stacey Horizon Pty Ltd T/A La Dolce Vita

Insured Address: 18 Kepplegrave Drive, SIPPY DOWNS QLD 4556

Premium Type

New Business

Period of Insurance

01/02/2022 until 12:01am 01/02/2023

Managing Agent

Century 21 - Buderim (Grant Smith Property)

Property Details

It is a permanent rental.
It is a House.
Construction type is brick veneer.
The land size is less than 2 acres.
It was built in approximately 2009.
There is no common ground.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Mortgagee: Perpetual Corporate Trust Limited ACN 0003415333

Please turn over and read Your duty to us: no misrepresentation. This Policy Schedule is based on the information you gave us, please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

We have not received the premium for this policy. However we have commenced cover on the basis that you must pay the premium by the due date shown above.

Sum Insured

Building	\$632,000
Liability to Other	\$20,000,000
Weekly rent	\$950

Excess per claim

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

Annual Premium

\$2,016.65

Includes GST of \$168.19 and Stamp Duty of \$166.51 and ESL of \$0.00

Includes: Combined Policy Discount

Please turn over for important policy information and payment details

TS00033 01/03/14 A

Policy Schedule

Landlord Preferred Policy

25 January 2022

Stacey Horizon Pty Ltd T/A La Dolce Vita
PO Box 608
BUDERIM QLD 4556

POLICY NUMBER: TS2171837LPP
AMOUNT DUE: \$ 395.00
DUE DATE: 03/03/2022

Insured: Stacey Horizon Pty Ltd T/A La Dolce Vita

Insured Address: 18 Kepplegrave Drive, SIPPY DOWNS QLD 4556

Premium Type

New Business

Period of Insurance

01/02/2022 until 12:01am 01/02/2023

Managing Agent

Century 21 - Buderim (Grant Smith Property)

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

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

Excess per claim

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

Annual Premium

\$395.00

Includes GST of \$32.94 and Stamp Duty of \$32.61 and ESL of \$0.00

Please turn over and read Your duty to us: no misrepresentation. This Policy Schedule is based on the information you gave us, please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

We have not received the premium for this policy. However we have commenced cover on the basis that you must pay the premium by the due date shown above.

Please turn over for important policy information and payment details

TS00033 01/03/14 A

Total=370+550(per rental)=\$920



Ph: 1300 787 415

PO Box 757, Cotton Tree QLD 4558
info@accurate-pest.com.au
www.accurate-pest.com.au

ABN 23 126 130 121 – QBCC 1124337

TAX INVOICE

Steve Stacey
18 Kepplegrove Drive
Sippy Downs QLD 4556

PO #:

Invoice Date: 24th March 2022

Invoice #: S42547

Due Date: 31st March 2022

Property Details: 18 Kepplegrove Drive, Sippy Downs QLD 4556

Description	Qty	Unit Price	Amount
Pest Control Internal & External + Rodents	2	\$168.18	\$336.36

Subtotal:	\$336.36
GST:	\$33.64
Invoice total:	\$370.00
Amount Due	\$370.00

PLEASE MAKE PAYMENT BY EFT, MASTERCARD, VISA, CHEQUE OR CASH

Due Date: 28th March 2022

Amount Due \$370.00

Direct Deposit

Account Name: Accurate Pest Management
Bank of Qld: BSB: 124 001 ACC: 2280 7603
Payment Reference:S42547



Credit Card

To make payment by Visa or Mastercard call our office on 07 5452 7005 and quote S42547

Cut out this section and include with cheque or cash payments

Customer: Steve Stacey Invoice Number: S42547

Cheque – Mail payment to PO Box 757 Cotton Tree Qld 4558 **Cash**- Amount Enclosed:

Please be aware: Payments not received on or before the due date will attract an administration fee of \$55 per month or part thereof.



Stacey Horizon Pty Ltd as TTE
11 Quambi Pl
BUDERIM QLD 4556

WATER AND SEWERAGE YOUR BILL

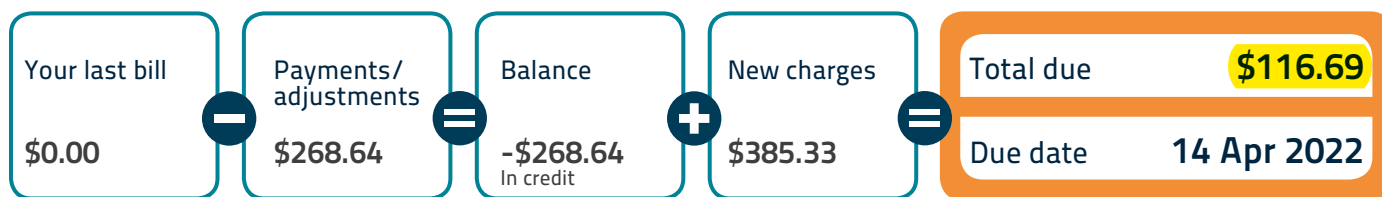
1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	100036260
Payment reference	1000 3626 06
Property	18 Keppelgrove Dr, SIPPY DOWNS, QLD

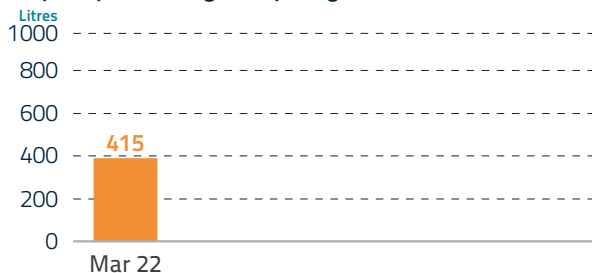
Bill number	7122754526
Billing period	07 Dec 2021 94 days to 10 Mar 2022
Issue date	15 Mar 2022
Approximate date of next meter reading	6 Jun 2022

Your account activity

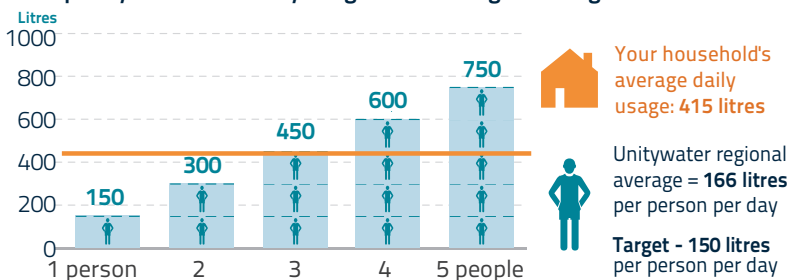


8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



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



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero, a global movement to reduce carbon emissions to zero.

[Find out more](#)

unitywater.com/sustainability

Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 1000 3626 06
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518



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

SmoothPay

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

IntelliVal Automated Valuation Estimate

Prepared on 06 September 2022



18 Kepplegrove Drive Sippy Downs QLD 4556

Estimated Value:

\$1,050,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$976,000 - \$1,123,000

Property Attributes:



5



2



2



230m²



Year Built

2009



Land Area

600m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Master planned community (4900)

Sales History

Sale Date	Sale Price	Sale Type
16 Dec 2021	\$920,000	Normal Sale
30 May 2011	\$530,000	Normal Sale
05 Nov 2010	\$580,000	Normal Sale
19 Jun 2009	\$217,500	Normal Sale

Estimated Value as at 05 September 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

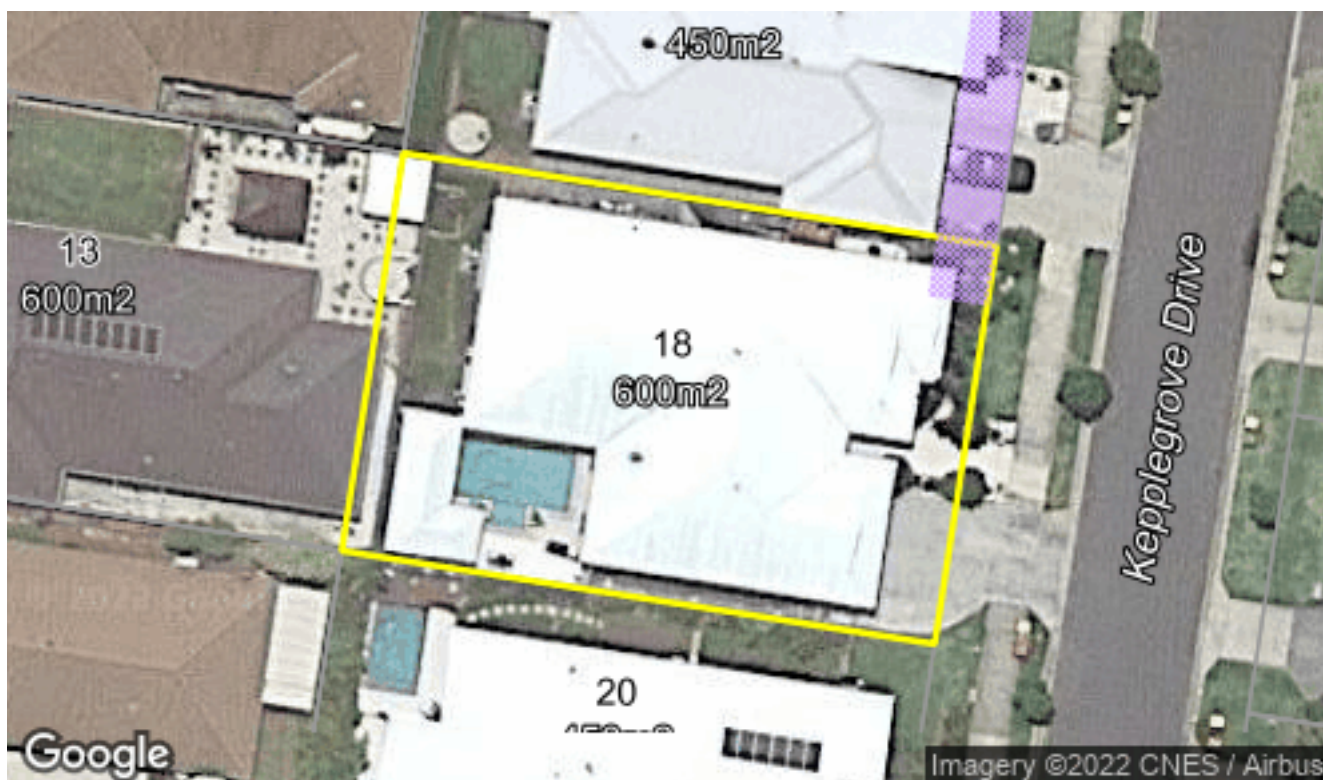
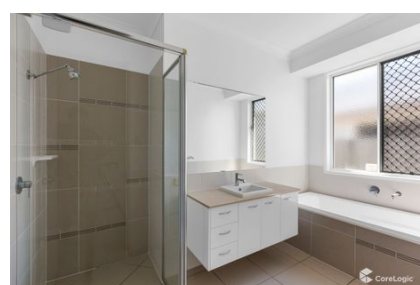
For further information about confidence levels, please refer to the end of this document.

CoreLogic IntelliVal Automated Valuation Estimate

18 Kepplegrove Drive Sippy Downs QLD 4556

Prepared on 06 September 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

18 Kepplegrove Drive Sippy Downs QLD 4556

Prepared on 06 September 2022

Recently Sold Properties








 5 2 2 216m² 600m²

33 Riveroak Way Sippy Downs QLD 4556

Sold Price: \$1,001,000

Sold Date: 28 May 2022

Distance from Subject: 0.4km

Features: Low Density Residential Zone








 4 2 2 205m² 561m²

1 Kepplegrove Drive Sippy Downs QLD 4556

Sold Price: \$965,000

Sold Date: 13 March 2022

Distance from Subject: 0.2km

Features: Low Density Residential Zone, Stainless Steel Appliances, Concrete Floor, Polished Concrete Floor, Shed








 4 2 2 153m² 450m²

7 Bremer Street Sippy Downs QLD 4556

Sold Price: \$901,000

Sold Date: 22 May 2022

Distance from Subject: 0.2km

Features: Low Density Residential Zone

CoreLogic IntelliVal Automated Valuation Estimate

Client Name: Under the Tuscan Sun
 Year End: 30/06/2022



Property Cost Base Workpaper

Asset: 18 Kepplegrove Drive, SIPPYDOWNS QLD 4556

COST BASE

Date purchased 3/12/2021

Purchase price (excluding depreciating assets purchased with property)	920,000.00
add pest & building inspections on purchase	
council rates	934.09
legal fees + PEXA on purchase	2,316.99
release fee on purchase	-394.00
bank cheque on purchase	
stamp duty on purchase	34,425.00
title fees	3,526.00
agreed adjustment per settlement statement	-7,000.00
gives Cost base on purchase date	953,808.08
add capital expenditure since purchase	44,532.02
gives Cost base before adjustments for depreciation	998,340.10
less capital allowance depreciation claimed to date	
less capital works depreciation (capital works post 13 May 1997)	
Cost base for accounting purposes	998,340.10

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50757875	Search Date: 05/09/2022 12:23
Date Title Created: 16/02/2009	Request No: 42172937
Previous Title: 50642272	

ESTATE AND LAND

Estate in Fee Simple

LOT 208 SURVEY PLAN 215557
Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 721453393 02/02/2022

STACEY HORIZON PTY LTD A.C.N. 655 838 092 TRUSTEE
UNDER INSTRUMENT 721453393

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 11860027 (POR 311)
2. EASEMENT IN GROSS No 712191151 30/01/2009 at 08:52 burdening the land
SUNSHINE COAST REGIONAL COUNCIL
over
EASEMENT BF ON SP215557
3. COVENANT No 712191156 30/01/2009 at 08:53
SUNSHINE COAST REGIONAL COUNCIL
4. MORTGAGE No 721453394 02/02/2022 at 14:47
PERPETUAL CORPORATE TRUST LIMITED A.C.N. 000 341 533

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

SETTLEMENT STATEMENT

A1

Matter No: AL20211019
Re: Stacey Horizon Pty Ltd La Dolce Vita Trust Purchase from Dutton
Property: 18 Kepplegrove Drive, Sippy Downs, Queensland 4556

Settlement Date: 2 February, 2022
Adjustment Date: 1 February, 2022
Contract Date: 3 December, 2021
Settlement Place: PEXA
Settlement Time: 2:30PM

Contract Price	\$920,000.00
Less Deposit	<u>30,000.00</u>
	\$890,000.00
Less Release Fee (x 2)	cost base <u>394.00</u>
	\$889,606.00
Plus Rates (for 1/01/2022 to 30/06/2022) <u>\$1,134.70 x 149 days</u> 181 days	cost base <u>934.09</u>
	\$890,540.09
Less Agreed adjustment	cost base <u>7,000.00</u>
BALANCE AT SETTLEMENT	<u>\$883,540.09</u>

CHEQUE DETAILS

1. Sunshine Coast Regional Council (Rates 10/07/2021 to 31/12/2021)	<u>\$2,953.42</u>
2. Unitywater	\$1,858.81
3. Lever Law	\$835.10
4. Pexa	\$117.92
5. Perpetual Corporate Trust	\$410,431.48
6. Mortgagee on title pexa fee	\$43.56
7. Kollrep Law - release of caveat	\$35,336.71
8. Kollrep Law - PEXA Fee	\$31.90
9. S Dutton	<u>\$431,931.19</u>
CHEQUES TOTAL	<u><u>\$883,540.09</u></u>

ADDITIONAL CHEQUES

1. Ascendia Lawyers	\$1,700.00
2. PEXA	all in cost base <u>\$117.92</u>
3. Ascendia Invoice 5069	\$440.00
4. Commissioner of State Revenue - Stamp Duty	<u>\$34,425.00</u>
5. Titles Office Lodgement - Lodgement Fees	<u>\$3,329.00</u> +197=\$3526
6. Bank PEXA Fee	<u>\$59.07</u> (per PEXA)

Our Ref: MP:AL20211019

Invoice No: 5213

Date: 2 February 2022

business & commercial lawyers
superannuation legal services
property law & conveyancing
estates & probate lawyers

Stacey Horizon Pty Ltd ATF La Dolce Vita Trust
11 Quambi Place
BUDERIM QLD 4556

By email: staceysj89@hotmail.com

TAX INVOICE

Stacey Horizon Pty Ltd La Dolce Vita Trust Purchase from Dutton
Property: 18 Kepplegrave Drive, Sippy Downs, Queensland 4556

	Amount	GST	Total
Professional Fees	\$959.91	\$96.00	\$1,055.91
Disbursements	\$615.22	\$28.87	\$644.09
INVOICE TOTAL	\$1,575.13	\$124.87	\$1,700.00
Less Payments received			\$1,700.00
BALANCE DUE			\$0.00

Please see the attached schedule for details of Professional Fees and Disbursements

With Compliments
Ascendia Lawyers

E & O.E.

**** INVOICE DUE DATE: 9 February 2022 ****

Bank Details for payment by EFT / Direct Deposit:

Bank: Macquarie Bank Limited
Account Name: Ascendia Lawyers
BSB: 182-512
Account No: 9620-51421
Reference: AL20211019

north lakes

4/14 Burke Cres
North Lakes Q 4509
T: +61 7 3453 1688

maroochydore

L3 S2/57 The Esplanade
Maroochydore Q 4558
T: +61 7 5343 1000

noosa

3/1 Eugarie St
Noosa Heads Q 4567
T: +61 7 5343 1000
R: registered office

contact & mail centre

Mail: PO Box 252
Maroochydore Q 4558
F: 07 5479 4648
E: lawyers@ascendia.com.au

SCHEDULE OF FEES AND DISBURSEMENTS

PROFESSIONAL FEES

Description	Amount	GST
To our attendances in relation to your Conveyancing, particularly:	\$959.91	\$96.00
o Contract received and reviewed by our office		
o Initial advices and correspondences in relation to conveyancing		
o Telephone attendances with advice and updates		
o Liaising with your bank in relation to settlement as required		
o Liaising as required re: condition dates (e.g. finance, building & pest)		
o Completion and execution of transfer documents		
o Negotiation - "Other Side" & financiers re settlement & outstanding items		
o Arrange settlement adjustments with "Other Side" & third parties required		
o Ordering settlement cheques		
o Authorising / Payment of real estate agent		
o Notification of all interested parties regarding settlement being finalised.		
Total	\$959.91	\$96.00

DISBURSEMENTS

Date	Description	Amount	GST
17/12/2021	InfoTrack: QLD Certificate - Sunshine Coast Regional Council: Rate and Valuation Certificate - 208/SP215557 (Supplier fee).	\$71.00	\$0.00
17/12/2021	InfoTrack: QLD Certificate - Sunshine Coast Regional Council: Rate and Valuation Certificate - 208/SP215557 (Search fee).	\$36.79	\$3.68
17/12/2021	Department of Transport & Main Roads: Property Search - Lot 208 Plan SP215557	\$45.45	\$4.55
17/12/2021	InfoTrack: QLD Contaminated Land Register - DES: Contaminated Land Search (Charged per Lot) - 208/SP215557 (Supplier fee).	\$53.90	\$0.00
17/12/2021	InfoTrack: QLD Contaminated Land Register - DES: Contaminated Land Search (Charged per Lot) - 208/SP215557 (Search fee).	\$30.73	\$3.07
17/12/2021	InfoTrack: QLD Certificate (over \$130) - Unitywater: Water Supply and Sewerage Services Search (PROPERTY WITH WATER METER) - 208/SP215557 (Supplier fee).	\$150.00	\$0.00
17/12/2021	InfoTrack: QLD Certificate (over \$130) - Unitywater: Water Supply and Sewerage Services Search (PROPERTY WITH WATER METER) - 208/SP215557 (Search fee).	\$44.50	\$4.45
17/12/2021	QLD: Title Search - 208/SP215557 (Supplier fee).	\$16.75	\$0.00
17/12/2021	QLD: Title Search - 208/SP215557 (Search fee).	\$18.09	\$1.81
17/12/2021	QLD: Plan Image - SP215557 (Supplier fee).	\$18.20	\$0.00
17/12/2021	QLD: Plan Image - SP215557 (Search fee).	\$17.68	\$1.77
17/12/2021	InfoTrack: QLD Land Tax Certificate - 208/SP215557	\$59.29	\$5.93
18/01/2022	Verification of Identity: Remote - Steve Stacey	\$9.00	\$0.90
18/01/2022	Verification of Identity: Remote - Janny Stacey	\$9.00	\$0.90
24/01/2022	QLD: Title Search - 208SP215557 (Supplier fee).	\$16.75	\$0.00
24/01/2022	QLD: Title Search - 208SP215557 (Search fee).	\$18.09	\$1.81
Total		\$615.22	\$28.87

Our Ref: MP:AL20211019
Invoice No: 5069
Date: 15 December 2021

business & commercial lawyers
 superannuation legal services
 property law & conveyancing
 estates & probate lawyers

Under the Tuscan Sun ATF STCL Stacey
 11 Quambi Place
 BUDERIM QLD 4556

By email: staceysj89@hotmail.com

TAX INVOICE

**Under the Tuscan Sun ATF STCL Stacey Purchase from Dutton
 Property: 18 Kepplegrave Drive, Sippy Downs, Queensland 4556**

	Amount	GST	Total
Professional Fees	\$400.00	\$40.00	\$440.00
Disbursements	\$ 0.00	\$ 0.00	\$ 0.00
INVOICE TOTAL	\$400.00	\$40.00	\$440.00
Less Payments received			\$440.00
BALANCE DUE			\$0.00

Please see the attached schedule for details of Professional Fees and Disbursements

With Compliments
Ascendia Lawyers

E & O.E.

**** INVOICE DUE DATE: 22 December 2021 ****

Bank Details for payment by EFT / Direct Deposit:

Bank:	Macquarie Bank Limited
Account Name:	Ascendia Lawyers
BSB:	182-512
Account No:	9620-51421
Reference:	AL20211019

SCHEDULE OF FEES AND DISBURSEMENTS

PROFESSIONAL FEES

Description	Amount	GST
Our professional fees for drafting the Deed of Rescission	\$400.00	\$40.00
Total	\$400.00	\$40.00

We reserve our rights to withdraw this bill to tax our costs and to claim any additional amount determined upon taxation

Form 2

Legal Profession Act 2007 (s 331(3))

FORM OF NOTIFICATION OF CLIENT'S RIGHTS

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- applying to set aside our costs agreement

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website)

If we hold funds in our trust account on your behalf in relation to our costs and disbursements, then we propose to withdraw funds from trust towards payment of the costs and disbursements listed in this bill. This notice is given to you to satisfy *Legal Profession Regulation 2007 r.58*.



Natalie Grima
Legal Practitioner Director

B Laws, B Beh Sc (Psychology)

Ascendia Lawyers

ABN 37153327256

Trust Account Statement

Stacey Horizon Pty Ltd La Dolce Vita Trust
11 Quambi Place
BUDERIM QLD 4556

As at: 03/02/2022

Person Responsible: Michelle Patterson

Matter: AL20211019
Client: La Dolce Vita Trust
Description: Purchase of 18 Kepplegrove Drive Sippy Downs Qld 4556

Institution: Westpac
Account: Ascendia Lawyers Pty Ltd Law Practice Trust Account
BSB: 034676
Account Number: 435202

* Indicates entry date

Date	Transaction No.	Description	Withdrawal	Deposit	Balance
27/01/2022	Receipt 3289	Received from: Stacey Horizon Pty Ltd La Dolce Vita Trust 11 Quambi Place BUDERIM QLD 4556 Reason: Funds for settlement	-	\$200,000.00	\$200,000.00
*28/01/2022					
31/01/2022	Receipt 3291	Received from: Stacey Horizon Pty Ltd La Dolce Vita Trust 11 Quambi Place BUDERIM QLD 4556 Reason: Settlement funds	-	\$95,379.26	\$295,379.26
02/02/2022	Payment E1009	Paid by EFT to: Acc Name: PEXA Clearing Account BSB 035892 Acc No: 059131 Reason: Funds for purchaser equity at settlement PEXA217157505S02F	\$287,714.70	-	\$7,664.56
02/02/2022	Payment E1009	Paid by EFT to: Acc Name: PEXA Clearing Account BSB 035892 Acc No: 059131 Reason: Reversal: Funds for purchaser equity at settlement PEXA217157505S02F	(\$287,714.70)	-	\$295,379.26
02/02/2022	Payment E1012	Paid by EFT to: Acc Name: PEXA Clearing Account BSB 035892 Acc No: 059131 Reason: Purchasers equity for settlement PEXA217157505S02F	\$287,719.70	-	\$7,659.56



Date Generated: 03/02/2022

Settlement Completion Record

Settlement Details:

Subscriber: ASCENDIA LAWYERS
 Subscriber Role: Incoming Proprietor
 Subscriber Reference: AL20211019
 Being purchase or refinance of: 18 Kepplegrave Drive, SIPPY DOWNS QLD 4556
 Land Title Reference: 50757875
 Total funds settled via PEXA: \$ 923,808.08
 Funds not included in PEXA Financial Settlement: \$ 0.00
 Net Adjustments: \$ 0.00
 PEXA Workspace ID: PEXA217157505
 Settlement Date: 02/02/2022

Signature(s) on Settlement Statement:

Natalie Eileen Grima - 02/02/2022 13:23 AEST

Signature(s) on Trust Account Debit Authorisation:

Natalie Eileen Grima - 02/02/2022 13:23 AEST

loan proceeds available for settlement

Other Workspace Participants

Incoming Mortgagee: GADENS LAWYERS BRISBANE
 Proprietor on Title: LEVER LAW
 Mortgagee on Title: THOMSON GEER
 Caveator on Title: KOLLREPP LAW

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	721453393	\$ 920,000.00	\$ 30,000.00	\$ 890,000.00

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA217157505 S01F	Loan Proceeds	-	-	-	GADENS LAWYERS BRISBANE	\$ 636,088.38 ✓
2	PEXA217157505 S02F	Purchaser's Equity	Klooger Phillips Lawyers Pty Ltd Law Practice	034676 435202	La Dolce Vita Trust	ASCENDIA LAWYERS	\$ 287,719.70
					Total		\$ 923,808.08

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA217157505 D05F	Other (BPAY)	OSR QLD DUTIES TAX (333146)	523369825	ASCENDIA LAWYERS	\$ 34,425.00

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
2	PEXA217157505 D11F	Water Rates	Unitywater Settlements (125989)	0001255025	LEVER LAW	\$ 1,858.81
3	PEXA217157505 D12F	Council Rates	SUNSHINE COAST REGIONAL COUNCIL (18259)	100250850	LEVER LAW	\$ 2,953.42
4	PEXA217157505 D16F	Other	-	-	KOLLREPP LAW	\$ 35,336.71
5	PEXA217157505 D13F	Loan Payout	-	-	THOMSON GEER	\$ 409,991.48
6	PEXA217157505 D17F	Vendor's Funds	-	-	LEVER LAW	\$ 431,931.19
7	PEXA217157505 D10F	Professional Fees	-	-	LEVER LAW	\$ 835.10
8	PEXA217157505 D07F	PEXA Fees	PEXA Fee Account	-	LEVER LAW	\$ 117.92
9	PEXA217157505 D14F	Professional Fees	-	-	THOMSON GEER	\$ 440.00
10	PEXA217157505 D18F	Lodgement Fees	Lodgement Fee Account - QLD	-	GADENS LAWYERS BRISBANE	\$ 3,526.00 ✓
11	PEXA217157505 D09F	PEXA Fees	PEXA Fee Account	-	ASCENDIA LAWYERS	\$ 117.92
12	PEXA217157505 D19F	PEXA Fees	PEXA Fee Account	-	KOLLREPP LAW	\$ 31.90
13	PEXA217157505 D08F	PEXA Fees	PEXA Fee Account	-	GADENS LAWYERS BRISBANE	\$ 59.07
14	PEXA217157505 D02F	PEXA Fees	PEXA Fee Account	-	THOMSON GEER	\$ 43.56
15	PEXA217157505 D03F	Other	Ascendia Lawyers	182512 962051421	ASCENDIA LAWYERS	\$ 1,700.00
16	PEXA217157505 D04F	Other	Ascendia Lawyers	182512 962051421	ASCENDIA LAWYERS	\$ 440.00
				Total		\$ 923,808.08

Contract for Houses and Residential Land

Sixteenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of houses and residential land in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

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

REFERENCE SCHEDULE

Contract Date: 3-12-2021

SELLER'S AGENT

NAME: Century 21 Grant Smith Property

ABN:

25126877932

LICENCE NO:

3204522

ADDRESS: 1/8 King Street

SUBURB: BUDERIM

STATE: QLD

POSTCODE: 4556

PHONE:

07 5445 8505

MOBILE:

FAX:

07 5445 8517

EMAIL:

sales@gsproperty.com.au

SELLER

NAME:

SAMANTHA LOUISE DUTTON

ABN:

ADDRESS: 18 KEPPLER GROVE DRIVE

SUBURB: SIPPY DOWNS

STATE: QLD

POSTCODE: 4556

PHONE:

MOBILE:

0410591221

FAX:

EMAIL:

samdutton@bigpond.com

NAME:

ABN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

SELLER'S SOLICITOR

← or any other solicitor notified to the Buyer

NAME:

LEVER LAW

REF:

CONTACT:

Clare Eichmann

ADDRESS:

PO Box 9236

SUBURB:

PACIFIC PARADISE

STATE: QLD

POSTCODE: 4304

PHONE:

54570500

MOBILE:

FAX:

EMAIL:

reception@leverlaw.com.au

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

AS AD

000020639887

BUYER

NAME:

ABN:

UNDER THE TUSCAN SUN ATF SJCL STACEY Pty Ltd.

ADDRESS:

11 Quambi Pl

SUBURB:

BINDERIM

STATE:

Q

POSTCODE:

4556

PHONE:

MOBILE:

FAX:

EMAIL:

0447 329 900

stakeysj89@hotmail.com

NAME:

ABN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

BUYER'S AGENT (If applicable)

NAME:

ABN:

LICENCE NO:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

BUYER'S SOLICITOR

← or any other solicitor notified to the Seller

NAME:

ASCENDIA

REF:

CONTACT:

ADDRESS:

PO BOX 252

SUBURB:

MAROOCHYDORÉ

STATE:

QLD

POSTCODE:

4558

PHONE:

MOBILE:

FAX:

EMAIL:

5479 4646

info@ascendia.com.au

PROPERTY

Land:

ADDRESS: 18 KEPPLER GROVE DRIVE

SUBURB:

SIPPY DOWNS

STATE:

QLD

POSTCODE:

4556

Built On

Vacant

Description:

Lot: 208

on: SURVEY PLAN 215557

Title Reference:

50757875

Area: 600M2

← (more or less)

Land sold as:

Freehold

Leasehold

← if neither is selected, the land is treated as being Freehold.

Present Use:

RESIDENTIAL

Local Government:

SUNSHINE COAST

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

[Handwritten initials]

000020639887

Excluded Fixtures:

Included Chattels: DISHWASHER, ALL POOL EQUIPMENT, 6 X WALL MOUNTED TELEVISIONS

PRICE

Deposit Holder: GRANT SMITH INVESTMENTS PTY LTD T/AS CENTURY 21 GRANT SMITH PROPERTY

Deposit Holder's Trust Account: CENTURY 21 GRANT SMITH PROPERTY SALES TRUST ACCOUNT

Bank: COMMONWEALTH BANK

BSB: 064462 Account No: 10231348

Purchase Price: \$ 480,000 (crossed out)
\$ 930,000 - SA (handwritten)

← Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

Deposit: \$ 2,000 - Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below. 48 HOURS FROM DATE OF CONTRACT

\$ 29,000 - Balance Deposit (if any) payable on: 48 HOURS FROM UNCONDITIONAL

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

FINANCE

Finance Amount: \$ SUFFICIENT TO COMPLETE CONTRACT ← Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier: AS NOMINATED BY BUYER

Finance Date: 7 DAYS FROM CONTRACT DATE

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: 7 DAYS FROM CONTRACT DATE ← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? [] No [x] Yes, listed below:

Any statutory encumbrances or rights for water supply, sewerage, drainage or other utilities.

EASEMENT IN GROSS No 712191151
COVENANT No 712191156

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

Tenancies:

← If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

TENANTS NAME:

NIL

TERM AND OPTIONS:

STARTING DATE OF TERM: ENDING DATE OF TERM: RENT: BOND:
\$ \$

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

Handwritten initials: JS, SA

All invoices from here onwards incurred before property was available for rent therefore added to cost base totalling to \$44,532.02

A1

Michael O'Halloran
0408299351
scoastsynthetic@bigpond.com

INVOICE 387 3.5.2022

SUNSHINE COAST
SYNTHETIC : ENDUROTURF

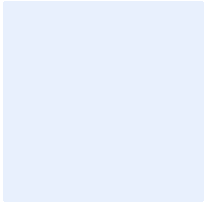
16 LOWRY ST PEREGIAN BEACH

Abn 92349175751

Steve and Janny Stacey 18 Kepplegrove Drive Sippy Downs

MM	DESCRIPTION	UNIT PRICE	TOTAL
	Supply Natural 35 mm dig out existing turf and install turf infill with washed sand .	\$ 4600	
	Not quoted timber edge around perimeter	\$ 220	

GST . INCLUSIVE



TOTAL

\$ 4820

Michael O'Halloran

Westpac BSB 037-005 Acc number 134269
Payment 7 days



SPIC 'N' SPAN

Steve Stacey

Invoice Date
18 Mar 2022

Invoice Number
INV-05439

Reference
18 Keppelgrove Cct,
Sippy Downs

ABN
30 416 038 256

Spic 'n' Span
Laura Ingamells
Phone: 0417 683 173
Email:
laura.spicnspan@hotmail.com
Web:
spicnspancleaningservices.net

Description	Quantity	Unit Price	GST	Amount AUD
Bond Clean	1.00	585.00	10%	585.00
			Subtotal	585.00
			TOTAL GST 10%	58.50
			TOTAL AUD	643.50

Due Date: 25 Mar 2022

Banking Instructions:

Laura Ingamells

Commonwealth Bank

BSB: 064 014

Acct : 100 462 44



[View and pay online now](#)

PAYMENT ADVICE

To: Spic 'n' Span
Laura Ingamells
Phone: 0417 683 173
Email: laura.spicnspan@hotmail.com
Web: spicnspancleaningservices.net

Customer Steve Stacey
Invoice Number INV-05439
Amount Due **643.50**
Due Date 25 Mar 2022
Amount Enclosed

Enter the amount you are paying above

**Plumb 1 Industries**Unit 1 / 12 Akeringa Place
Mooloolaba QLD 4557
Australia
ABN: 51 941 583 096

A1

Invoice: IV00003838

Tax Invoice

Invoice date: 09/03/2022

Steve Stacey
18 Kepplegrove St
Sippy Downs QLD 4557
Australia**Due:**
14/03/2022**Purchase Order:**
Cooktop

ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
	Service and repair	Qty	1	300.00	GST	300.00
	Consumables	Qty	1	65.00	GST	65.00

Sub-Total (ex GST): \$365.00
GST: \$36.50
Total (inc GST): \$401.50
Amount Paid: \$0.00
AMOUNT DUE: \$401.50**Notes**

Gas works.

Thanks
Tim**How to Pay** Due 14/03/2022**Bank Deposit via EFT**Bank: Westpac
Name: Plumb 1 Industries
BSB: 034243
AC#: 285026
Ref#: IV00003838**Mail****Cheques payable to:**
Plumb 1 Industries

Mail to:
Unit 1 / 12 Akeringa Place
Mooloolaba QLD 4557

INVOICE

Chris Cavallaro

ABN : 21 810 341 702

3 Goldsmith place,

Buderim Q 4556

Mobile 0412 893 445

Invoice To:**Steve & Janny Stacey**

18 Kepplegrove Drive, Sippy Downs, 4556, QLD

DATE	DESCRIPTION	TOTAL
15/2/22	Plaster work: Patch, Set & Sand walls Supply Material	\$760.00
		TOTAL
		\$760.00

ANZ - BSB: 014 616 ACC: 493 803 943

**Invoice Date**

02 Feb 2022

Invoice Number

INV-21094

Reference

M.I 8206 - 18 KEPPLEGROVE DR, SIPPY DOWNS

RECEIPT

M: 040-179-5713

P : (07)-543-80008

E : info@misterlocksmith.com.auW: www.misterlocksmith.com.au**ABN:**

79 391 298 808

STEVE STACEY11 Quambi Pl
BUDERIM QLD 4556
AUSTRALIA

Description	Quantity	Unit Price	Disc %	Amount
SERVICE CALL	1.00	\$72.73		\$72.73
LABOR:				
DATE: 2/2/22				
TIME: 13:15 - 15:00				
-REKEY LOCKS ON PROPERTY				
-REPLACE 3572 MORTICE LOCK ON GARAGE INTERNAL DOOR				
	4.75	\$72.73		\$345.45
DATE: 3/2/22				
TIME: 12:15 - 13:45				
DATE: 7/2/22				
TIME: 16:30 - 17:30				
-REKEY LOCKS ON PROPERTY MISSED IN PREVIOUS JOB				
LOCKWOOD 3772 UNIV PRIM LOCK 60mm BACKSET SS	1.00	\$163.64		\$163.64
570 OVAL CYLINDER	1.00	\$22.27		\$22.27
DECODE AND REKEY DOUBLE CYL				
-FRONT HINGED SCREEN DOOR (EURO CYLINDER)	11.00	\$24.55		\$270.00
-LAUNDRY SLIDING SCREEN (EURO CYLINDER)				

Warranty on labour 6 months and as per manufacturer specifications on parts, this invoice number must be quoted for any warranty claims.
All materials remain the property of Mister Locksmith until account is paid in full



Description	Quantity	Unit Price	Disc %	Amount
-KITCHEN SLIDING SCREEN 1 (EURO CYLINDER)				
-KITCHEN SLIDING SCREEN 2 (EURO CYLINDER)				
-UPSTAIRS BEDROOM SLIDING SCREEN (EURO CYLINDER)				
-DOWNSTAIRS BEDROOM SLIDING SCREEN (EURO CYLINDER)				
DECODE AND REKEY DOUBLE CYL				

-4X SLIDING GLASS DOOR				
-1X FRONT TIMBER DOOR EURO CYLINDER				
DECODE AND REKEY SINGLE CYL				
-FRONT TIMBER DOOR (570 CYLINDER)	1.00	\$12.27		\$12.27
COPY SINGLE SIDED KEY	1.00	\$4.55		\$4.55
SECURITY DOOR CYLINDER 5 PIN				
4X SLIDING SCREEN DOOR	4.00	\$27.27		\$109.09
Subtotal	GST 10%	Invoice Total		<u>Amount Due</u>
\$1,000.00	\$100.00	\$1,100.00		<u>\$0.00</u>

THANK YOU FOR YOUR PAYMENT , LOOKING FORWARD TO WORKING WITH YOU IN THE FUTURE, HAVE A GREAT DAY.

Warranty on labour 6 months and as per manufacturer specifications on parts, this invoice number must be quoted for any warranty claims.
All materials remain the property of Mister Locksmith until account is paid in full

CHYSUPA NO 2 TRUST
 Joyce Mayne AV/IT Maroochydore
 Tenancy 15, 11 - 55 Maroochy Boulevard
 Maroochydore, QLD, 4558
 Ph:07 5475 1800 Fax:07 5475 1899
 A.B.N. 74 567 412 237 / A.C.N. 650 278 238

Assistant: 6053 30 KYLIE C - 6053
 Customer: 0447329900
 Sales Type: CASH SALE
 Operator: 6053 30 Kylie C - 6053

TAX INVOICE
INVOICE REPRINT 1524091
 STEVE STACEY
 11 QUAMBI PL BUDERIM QLD 4556

Items	Qty	Price
SMEG 90CM F/S UPRIGHT WITH INDUCTION HOB Dept.Code:070 Product Code:* C9IMX9-1 Manufacturer Warranty of 24 Months Delivery to be Advised HFM ORDER from Warehouse/Warehouse620776 See Manufacturers documentation for Warranty Details. Store To Door Delivery Service	1	\$7,700.00
Item Total:\$7,700.00		
EXCLUDING PRODUCT CARE C9IMX9-1 SMEG 90CM F/S UPRIGHT WITH INDU Dept.Code:070 Product Code:* EXCLUDEPRODCARE	1	\$0.00
Item Total:\$0.00		
BOSCH 86CM INTERGRATED RANGEHOOD Dept.Code:070 Product Code:* DHL895DAU Manufacturer Warranty of 24 Months Delivery Scheduled 12/03/22 STOCK from Warehouse/Warehouse See Manufacturers documentation for Warranty Details. Store To Door Delivery Service	1	\$1,065.00
Item Total:\$1,065.00		
EXCLUDING PRODUCT CARE DHL895DAU BOSCH 86CM INTERGRATED RANGEHO Dept.Code:070 Product Code:* EXCLUDEPRODCARE	1	\$0.00
Item Total:\$0.00		
BOSCH SERIES 6 BUILT-UNDER D/W Dept.Code:070 Product Code:* SMU6HCS01A Manufacturer Warranty of 24 Months	1	\$1,350.00

Items	Qty	Price
Delivery Scheduled 12/03/22 STOCK from Warehouse/Warehouse See Manufacturers documentation for Warranty Details. Store To Door Delivery Service		
		Item Total:\$1,350.00
EXCLUDING PRODUCT CARE	1	\$0.00
SMU6HCS01A BOSCH SERIES 6 BUILT-UNDER D/ Dept.Code:070 Product Code:* EXCLUDEPRODCARE		
		Item Total:\$0.00
BONUS DELIVERY PROMO	1	\$0.00
WHITEGOODS Dept.Code:070 Product Code:* DELIVERYBONUS Delivery to be Advised STOCK from Warehouse/Warehouse		
		Item Total:\$0.00

Please ensure the goods will fit into your property and rooms prior to purchase.
 Please be home on the delivery day or redelivery fees may apply.
 Cancellation fees up to 20% of the invoice value may apply.
 Balance of invoices must be paid upon delivery.
 Our goods and services come with guarantees that cannot be excluded under the Australian Consumer Law. For any issues with goods or services purchased from this Joyce Mayne Franchisee business, please contact our customer service team on 07 5475 1800. We will communicate the process for assessment in line with the Australian Consumer Law of your inquiry to you upon receipt of your call. If you choose to firstly contact the manufacturer of your goods or the direct provider of the services about an issue and you are not satisfied with their proposed remedy, please contact our customer service team on 07 5475 1800 for assistance.
 Thank you for shopping at Joyce Mayne .
 Invoice Notes

 ROOCHYSUPA PTY LTD
 BSB 012 003
 ACC 838286073

Delivery Instructions:
 RANGEHOOD & DISHWASHER
 PAYMENT HAS BEEN RECEIVED
 PLS RELEASE
 SMS Delivery Updates To 0447329900
Pickup/Delivery Address:
 STEVE STACEY
 11 QUAMBI PL
 BUDERIM QLD 4556
 Phone: 0447329900

G.S.T. CONTENT	\$919.55
INV PENDING	\$10,115.00
BALANCE OWING	\$10,115.00
Customer Signature:	
No of Pieces:	

**A.S.A.P GARAGE DOOR AND GATE SERVICES**

asapgdgs@gmail.com
 http://www.asapgaragedoorandgateservices.com
 ABN 39455954988

INVOICE TO

Steve And Janny Stacey
 11 Quambi Place
 Buderim Qld

Tax Invoice 5654

DATE 03/02/2022 **TERMS** Net 5 Days

DUE DATE 08/02/2022

DATE	ACTIVITY	GST	AMOUNT
03/02/2022	General Service Attended service as requested at 18 Kepplegrove Drive Sippy Downs. Qld Carried out General Service adjustment and testing of garage door and opener. Adjusted door spring tension. Refitted opener chain correctly. Reset opener limits. Includes Up to 1 hour Labour Function tested Ok, 1 @ A\$113.64	GST	113.64
	Chamberlain 2.0 Remotes. Merlin security 2.0+ Remote., 3 @ A\$55.00	GST	165.00
***** PLEASE USE YOUR INVOICE NUMBER AS REFERENCE WHEN MAKING INTERNET PAYMENTS. THANK YOU *****		SUBTOTAL	278.64
		GST TOTAL	27.86
		TOTAL	306.50

All parts and motors remain the property of
 ASAP Garage Door and Gate Services
 until paid in full, acceptance of our services is confirmation that
 you agreed to our terms.

TOTAL DUE

A\$306.50

Thank you for choosing to use ASAP Garage Door and Gate Services.

Payments can be made to :- BSB: 064424 ACCT: 1062 6768.

A 10% penalty rate of the full amount will apply to overdue accounts, unless prior arrangements have been made.

Tax Invoice



Steve Stacey
18 Kepplegrove Dr
SIPPY DOWNS QLD 4556
AUSTRALIA

Date
15 Feb 2022

Invoice Number
GE INV-5930

Reference
18 Kepplegrove

GILLETT ELECTRICAL
Unit 1, 2-6 Exeter Way,
Caloundra West, QLD 4551.

ABN: 51 119 892 161

Ph: 07 5491 2064
Email: admin@gillett.com.au

Description	Quantity	Unit Price	Amount AUD
Works carried out at 18 Kepplegrove Drive, Sippy Downs QLD 4556.			
Disconnected old spa circuit and made safe.	1.00	1,336.80	1,336.80
Supplied and Installed 8 x smoke alarms to meet new Australian Standards (1 in each bedroom and 3 in hallway).			
Removed pendant lights in kitchen and made safe.			
Removed old rangehood.			
Supplied & Installed Downlight in Hallway switching on with existing light.			
Removed & Replaced old downlights in bathroom with new LED Downlights on 413's.			
Supplied & Installed TV point & Power point in lounge center of wall.			
Upgraded TV Splitter in roof for new TV point.			
Carried out testing, everything tested fine.			
		Subtotal	1,336.80
		Total GST 10%	133.68
		TOTAL AUD	1,470.48

PAYMENT ADVICE

Customer	Steve Stacey
Invoice Number	GE INV-5930
Amount Due	1,470.48
Due Date	15 Feb 2022
Account Details	Gillett Electrical BSB: 084 970

TAC Sun Coast Pty Ltd Trading as TINT A CAR MAROOCHYDORE
19 Kayleigh Drive Maroochydore QLD 4558
P: 0754436166 | ABN: 62 169 423 769 | E: maroochydore@tintacar.com.au

Wednesday, 23 February 2022

CUSTOMER DETAILS

S STACEY PO: TAC19940
18 KEPPLERGROVE DRIVE
SIPPY DOWNS QLD 4556

PH :0447329900

PRODUCT Retail	PRICE
Frost	386.36
SUB TOTAL	
	386.36
GST	
	38.64
INVOICE TOTAL (Inc GST)	
	425.00

PAYMENTS

payment date	payment method	payment amount
Total Paid		
-		
Total Outstanding		425.00

BANK DETAILS

Bank : Commonwealth Bank
BSB : 064 420
Account No : 1089 5862

HOW TO CARE FOR YOUR TINT

This highly durable film has been installed with special care, here's some instructions and maintenance tips to help enhance and prolong its life.

- It is important not to wind down windows for at least 48 hours after installation.
- Do not clean the glass during drying period, normally 21 days.
- To clean, we recommend you use this approved Tint a Car Window tint cleaner for cars, homes and office films. Do not use abrasive cloths, brushes or powder.
- A slightly hazy or milky appearance caused by the water between the film and the glass will quickly disappear along with any bubbles. Small particles or points may remain. These are generally only visible from the outside and are inherent to film adhesives. They do not affect the performance of the film in any way.

We'd love to know what you think!

Please leave a **Google review** for your local Tint A Car Store [here](#).
Your feedback is highly appreciated and we look forward to hearing what you think.

@TintaCar

facebook.com/TintACarAus

Car. Home. Office
Call 13TINT
tintacar.com.au

GENERAL WARRANTY TERMS, CONDITIONS AND INFORMATION

The product(s) you have purchased are listed on the front page of this document. The warranty terms, conditions and exclusions for each individual product are set out in this document. Tint a Car has no other liability under this warranty, including liability for any loss of your time, or vehicle use, or for any rental vehicle or transport costs.

The warranty(ies) provided in this document are not transferable and apply only to the original purchaser of the product.

The warranty(ies) provided in this document will be void and you will not be able to make a claim if you fail to comply with any of the terms and conditions of the warranty(ies).

Home & Office Window Film

Tint a Car Window Film is warranted against crazing, demetalising, bubbling, SR Coating breakdown, peeling or delaminating from the date of the original purchase when properly installed on interior glass surfaces (or exterior for exterior series) by a duly authorised installer. Climate Control, Manhattan and Sienna series are also warranted against discolouring on residential applications.

If the film fails to comply with this warranty, Tint a Car will replace such quantity of film proved defective (including labour costs to install replacement film - unless otherwise stated).

Warranty period

The period of the warranty depends of the type of product purchased. The warranty period for each product type is set out in the table below unless otherwise stated. The warranty on Graffiti film applies to vertical panel or slope panel with greater than 20 degrees angle from horizontal.

Window Film Care

It is important not to clean the glass during the drying period, normally 21 days, longer for safety/security films. To clean, we recommend you simply apply Tint a Car Window Tint Cleaner and Protector as directed. Do not use abrasive cloths, brushes, powders or ammonia-based products. It is recommended that a microfibre cloth be used.

Important Installation Notes

An almost invisible, very fine splice or join line may appear on windows which require two or more sections of film to completely cover the given area. This is not a fault in the film. The barely visible clear border around the edges ensures that the film is properly bonded to the glass. A slightly hazy or milky appearance caused by the mounting solutions between the film and the glass will disappear along with any water bubbles, provide correct installation methods have been utilized. A few small particles or points may remain. These are generally only visible from the outside, and inherent to film adhesives. These points or light reflections do not affect the performance of the film in any way nor deemed to be a warrantable fault.

Exclusions

1. Scratches, scrapes or chips to the film;
2. Film that is exposed to outside conditions such as louvred, hopper and awning type windows;
3. Film applied over glass with Low-E coatings;
4. Film applied over other window films and/or substrates;
5. Film that is the subject of abuse or improper care, including picking of the film's edges, cleaning with abrasive materials or products, and the application of adhesive tapes, suction caps or pressure sensitive stickers;
6. Film have that been altered, removed or overcoated with a different product;
7. Film that has been damaged due to a cracked or otherwise damaged window (including damage caused by leaks and internal moisture);
8. Inherent imperfections in the film, including those listed in this warranty document under "Important Installation Notes".

Claim procedure

1. Contact the Tint a Car outlet shown on your Tax Invoice and arrange for an inspection within 30 days of discovering a fault.
2. Proof of purchase is required in order to obtain warranty coverage, so please have your invoice available as well as this warranty document.
3. Following the inspection and subject to it being a valid warranty claim, the outlet will arrange for a mutually convenient time at a location nominated by it to rectify the fault.
4. You must bear the cost of claiming the warranty. If you have purchased automotive product(s) you must bear the cost of delivery and collection of the vehicle to and from the nominated Tint a Car outlet.

Note: A call-out fee will be charged if the reported fault is not with the installed product.

Other rights

The benefits to you given by this warranty are in addition to the rights and remedies of the consumer under a law in relation to the goods the subject of this warranty.

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

Warranty Period	Product Name									
	Decorative	Secure	Unbreakable	Graffiti	Ash	Silver, Sienna+ Climate Control	Manhattan	Ceramic - Vue	Façade	4 Seasons
3 years	✓			✓C/R						
5 years	✓								✓V**	
7 years	✓				✓C/R				✓H**	
10 Years										
12 years		✓C	✓C			✓C	✓C	✓C		
15 years	✓*									✓C
25 years										
Lifetime		✓R	✓R			✓R	✓R	✓R		✓R

C = Commercial R = Residential * = Conditions Apply ** = Film Only H = Horizontal V = Vertical

Original

A1

TAX INVOICE* / STATEMENT*

100

(* DELETE AS APPROPRIATE)

DATE 4/2/22

TO Steve Stacey

Job Address: 18 Kepplegrove Drive, Sippy Downs 4556

ABN (of Recipient) _____ ORDER NO. _____

FROM Thermo Tech Air Conditioning

BSB: 084-567

ABN (of Supplier) 92107861695 Account Number: 853076453

QTY	DESCRIPTION	PRICE	G.S.T.	TOTAL
1	Serviced and Cleaned 1x Fujitsu 14kw reverse cycle Ducted Air Conditioner	150 00	15 00	165 00 ✓

TOTAL INCLUSIVE OF G.S.T. 165 00

Total includes G.S.T. of 15 00

Sunnycoast Restorations

ABN 65 796 590 314
 Ph: 0468 474 258
 QBCC: 15066951
 E: sunnycoastrestorations@gmail.com

Tax Invoice: 1849

Date: 17/03/2022

Terms: Payment on Invoice

Customer

Name = Steve & Janny Stacey
 ph= 0447329900
 site address = 18 Kepplegrave Drive Sippy Downs

BANK DETAILS

RA & LM Godnic
 T/A IEIA pty ltd
 BANK = ANZ
 BSB = 014512
 ACC= 463095616

DESCRIPTION	UNIT PRICE	QUANTITY	SUB TOTAL
Timber (patio)			\$ 249.94
Paint (patio)			\$ 89.68
Ensuite taps			\$ 133.10
4 X drain plugs			\$ 29.10
kickboard			\$ 88.40
Door stops			\$ 28.80
door Handles			\$ 245.17
Garage door			\$ 136.60
Tip fees			\$ 376.45
window saftey tags			\$ 14.60
paver paint gray			\$ 107.50
concrete			\$ 8.90
skipper Plumbing inv 32812 (paid inv attached)			\$ 161.65
TOTAL INCLUDES GST		parts	\$ 1,669.89
GST=\$600.90		Labour	\$ 4,940.00
		TOTAL	\$ 6,609.89



TAX INVOICE

A1

Daniel Bennett
Painter & Decorator
ABN 70 713 242 199
20 KAMALA PL, MERIDAN PLAINS Q 4551
0481 295 797
d.bennettpma@gmail.com

Date: March 2, 2022
Invoice #02032022

Steve & Janny Stacey
staceysj89@hotmail.com
0447 329 900

Property Address:

18 Kepplegrove Dr, SIPPY DOWNS QLD 4556

Payment Terms

20% Deposit
80% on completion

Description of Services		Total
Full internal repaint: <ul style="list-style-type: none">✓ Inclusive of painting walls, ceilings, doors and architraves (excluding cupboards)✓ Remove wallpaper in master bedroom & theatre✓ General patching throughout house i.e., small picture hooks and small damage to walls (excluding large holes which will require a plastered as discussed)✓ 2 coats of paint (Haymes for ceilings & walls, Resene for glosswork)		\$11,500
Additional Item Requested: Remove wallpaper in family room/kitchen		\$115
Additional Item Requested: Staining of front door: <ul style="list-style-type: none">✓ Sand back existing door & apply Haymes deck express		\$575
<i>Please note this quote is inclusive of all labour, materials and sundries</i>	Total Due	\$12,190
	20% Deposit	\$2438
	Outstanding	\$9752

Thank you for the opportunity to provide my services

BSB 923100
ACC 63694370
DANIEL BENNETT
ING

Reference – Please use Invoice # as reference

ORIGINAL COPY

TAX INVOICE/STATEMENT

DATE 4-2-2022	ORDER NUMBER	TAX INVOICE NUMBER ZJ9059240
------------------	--------------	---------------------------------

FROM Gusma Const Building Services 128 Kaitake Road Auckland 1013 ABN (Supplier) 946 7221951	TO J. J. J. 18 Kaitake Drive Auckland 1013 ABN (Recipient)
---	--

GST No: (New Zealand Only)

QTY	DESCRIPTION	EACH	GST	TOTAL
	Butcher Removal			
	Success Link			
	P. Blane			
	BSB: 484-795			
	ACC: 601691228			
	Ref: \$750.00			
	Wanbrown 2006/ive.com.au			
	PH: 0458 823-110			
				250

SIGNED: <i>Alan T. B.</i>	SUB TOTAL
	GST
	TOTAL INCLUSIVE

Sold To	Ship To
STEVE AND JANNY STACEY 18 KEPPELGROVE DRIVE SIPPY DOWNS, QLD 4556	STEVE AND JANNY STACEY 18 KEPPELGROVE DRIVE SIPPY DOWNS, QLD 4556

Invoice Number	Invoice Date	Payment Due Date	PO Number
KW007641	25/02/22		

Style/Item	Color/Description
FRASER COVE (STOCK CARPET) 3 COLOURS ONLY	SEA BELLE
STEP ECO GREEN 10MM 70 DENSITY 9BM ROLL	GREEN
STEPMAX GOLD 10MM 120 DENSITY 6BM ROLL	
BROADLOOM CARPET 3.66 INSTALL UNDER 30 OZ	

All credit card transactions incur a 1.2% surcharge

Subtotal:	3,136.36
GST:	313.64
Total Inc GST:	3,450.00
Deposit Paid:	3,450.00
BALANCE DUE:	\$0.00

2760+
690

Sales Representative(s): RUSS WEBB

PAYMENT METHODS	Remittance	Invoice #: KW007641
<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> EFT <input type="checkbox"/> Visa <input type="checkbox"/> Mastercard	Jelecka Enterprises Pty Ltd T/A Kelwin Coastal Carpets Bank Details: BSB: 014 274 Account No: 406857434 All credit card transactions will incur a 1.2% surcharge	STEVE AND JANNY STACEY 18 KEPPELGROVE DRIVE SIPPY DOWNS, QLD 4556

Card Number: _____

Expiry Date: ____ / ____ CCV: _____

Name on Card: _____

Signature: _____

BALANCE DUE: \$0.00

Our Ref: AM:EM:23376

TAX INVOICE
Tax Invoice No: 10009
 ABN: 42 155 663 399

27 January 2022

Mr SP & Mrs JCH Stacey
 11 Quambi Place
 Buderim Qld 4556

Re: Stacey - Guarantee Advice

	Amount	GST	Total Inc GST
To our professional fees	\$800.00	\$80.00	\$880.00

TOTAL INVOICE INCLUDING GST **\$880.00**

Invoice Amount	+ GST	- Payments Received	- Amount To Be Transferred from Trust	= BALANCE DUE
\$800.00	\$80.00	\$ 0.00	\$ 0.00	\$880.00

With Compliments
MILLER SOCKHILL LAWYERS

E & O.E

Law Practice is owned by
 Miller Sockhill Lawyers ABN 42 155 663 399
 Incorporated under the Legal Profession Act 2007
 Liability limited by a scheme approved under
 Professional Standards Legislation





Ph: 1300 787 415

PO Box 757, Cotton Tree QLD 4558
 info@accurate-pest.com.au
 www.accurate-pest.com.au

ABN 23 126 130 121 – QBCC 1124337

TAX INVOICE

Steve Stacey
 18 Kepplegrove Drive
 Sippy Downs QLD 4556

PO #:

Invoice Date: 24th March 2022

Invoice #: S42547

Due Date: 31st March 2022

Property Details: 18 Kepplegrove Drive, Sippy Downs QLD 4556

Description	Qty	Unit Price	Amount
Pest Control Internal & External + Rodents	2	\$168.18	\$336.36

Subtotal:	\$336.36
GST:	\$33.64
Invoice total:	\$370.00
Amount Due	\$370.00

PLEASE MAKE PAYMENT BY EFT, MASTERCARD, VISA, CHEQUE OR CASH

Due Date: 28th March 2022

Amount Due \$370.00

Direct Deposit

Account Name: Accurate Pest Management
 Bank of Qld: BSB: 124 001 ACC: 2280 7603
 Payment Reference: S42547



Credit Card

To make payment by Visa or Mastercard call our office
 on 07 5452 7005 and quote S42547

Cut out this section and include with cheque or cash payments

Customer: Steve Stacey Invoice Number: S42547

Cheque – Mail payment to PO Box 757 Cotton Tree Qld 4558 **Cash**- Amount Enclosed:

Please be aware: Payments not received on or before the due date will attract an administration fee of \$55 per month or part thereof.



THE CUBIK GROUP

TAX INVOICE

Century 21

Invoice Date

28 Feb 2022

Ash Gilmour Pty Ltd

55d Mannikin Rd

Invoice Number

INV-3865

TANAWHA QLD 4556

AUSTRALIA

Reference18 Kepplegrove Drive
Sippydowns**ABN**

43 147 042 493

Description	Quantity	Unit Price	GST	Amount AUD
Garden Clear Up	1.00	250.00	10%	250.00
Subtotal				250.00
TOTAL GST 10%				25.00
TOTAL AUD				275.00
Less Amount Paid				275.00
AMOUNT DUE AUD				0.00

Due Date: 7 Mar 2022

Account Name : Ash Gilmour Pty Ltd

BSB : 034 198

Account Number : 407 636

Ref : Invoice Number

PAYMENT ADVICE

Customer Century 21**Invoice Number** INV-3865**Amount Due** **0.00****Due Date** 7 Mar 2022**Amount Enclosed**

Enter the amount you are paying above

To: Ash Gilmour Pty Ltd
55d Mannikin Rd
TANAWHA QLD 4556
AUSTRALIA



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/06/22	CLOSING BALANCE			248,586.41 ✓

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

MORE INFORMATION

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

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

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at westpac.com.au/dispute. If you are a business customer, please go to westpac.com.au/businessdispute

Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/, call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at westpac.com.au and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit www.westpac.com.au/personal-banking/bank-accounts/transaction/

If any loan you hold with us is secured by a real property mortgage; the mortgage terms require the property to be



Statement Period
31 May 2022 - 30 June 2022

A2

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN ✓

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$243,264.65
Total Credits	+ \$8,872.56
Total Debits	- \$3,550.80
Closing Balance	+ \$248,586.41

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/05/22	STATEMENT OPENING BALANCE			243,264.65
01/06/22	Deposit Grant Smith Inve Kepplegrove Dr 18		1,685.50	244,950.15
03/06/22	Deposit Superchoice P/L Pc300522-112917728		1,269.24	246,219.39
08/06/22	Payment By Authority To Origin Mms 51833186-400104172	1,512.58		244,706.81
13/06/22	Payment By Authority To Asteron Life 02854800/00001	122.71		244,584.10
16/06/22	Deposit Grant Smith Inve Kepplegrove Dr 18		2,224.37	246,808.47
22/06/22	Payment By Authority To Origin Mms 52085707-400104172	1,560.24		245,248.23
24/06/22	Deposit Ato Ato003000016391901		2,692.32	247,940.55
28/06/22	Payment By Authority To Asteron Life 02854800/00001	355.27		247,585.28
29/06/22	Deposit Superchoice P/L Pc230622-181586337		999.11	248,584.39
30/06/22	Interest Paid		2.02	248,586.41



TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/05/22	Interest Paid		2.14	243,264.65
31/05/22	CLOSING BALANCE			243,264.65

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

MORE INFORMATION

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Statement Period
29 April 2022 - 31 May 2022

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$242,739.25
Total Credits	+ \$6,174.54
Total Debits	- \$5,649.14
Closing Balance	+ \$243,264.65

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/04/22	STATEMENT OPENING BALANCE			242,739.25
03/05/22	Deposit Grant Smith Inve Kepplegrove Dr 18		1,806.00	244,545.25
09/05/22	Deposit Superchoice P/L Pc030522-134212823		1,269.24	245,814.49
10/05/22	Deposit Ato Ato002000016411856		1,346.16	247,160.65
11/05/22	Payment By Authority To Origin Mms 51408169-400104172	1,512.58		245,648.07
12/05/22	Withdrawal Online 6259822 Bpay Tax Office	1,073.00		244,575.07
12/05/22	Withdrawal Online 7470052 Bpay Tax Office	1,073.00		243,502.07
13/05/22	Payment By Authority To Asteron Life 02854800/00001	122.71		243,379.36
16/05/22	Deposit Grant Smith Inve Kepplegrove Dr 18		1,751.00	245,130.36
25/05/22	Payment By Authority To Origin Mms 51629210-400104172	1,512.58		243,617.78
30/05/22	Payment By Authority To Asteron Life 02854800/00001	355.27		243,262.51



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
13/04/22	Deposit-Osko Payment 2063111 Janny Stacey Unity Water correction		338.06	245,060.12
13/04/22	Payment By Authority To Asteron Life 02854800/00001	122.71		244,937.41
13/04/22	Payment By Authority To Origin Mms 50964215-400104172	1,512.58		243,424.83
14/04/22	Withdrawal Mobile 8075607 Bpay Unitywater	116.69		243,308.14
19/04/22	Deposit Grant Smith Inve Kepplegrove Dr 18		1,667.00	244,975.14
26/04/22	Withdrawal Mobile 1007278 Pymt Accurate P Inv S42547	370.00		244,605.14
27/04/22	Payment By Authority To Origin Mms 51171468-400104172	1,512.58		243,092.56
28/04/22	Payment By Authority To Asteron Life 02854800/00001	355.27		242,737.29
29/04/22	Interest Paid		1.96	242,739.25
29/04/22	CLOSING BALANCE			242,739.25

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Statement Period
31 March 2022 - 29 April 2022

A2

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$248,093.83
Total Credits	+ \$8,922.70
Total Debits	- \$14,277.28
Closing Balance	+ \$242,739.25

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/03/22	STATEMENT OPENING BALANCE			248,093.83
01/04/22	Deposit Grant Smith Inve Kepplegrove Dr 18		1,769.50	249,863.33
01/04/22	Deposit Ato Ato006000016082267		2,692.32	252,555.65
04/04/22	Withdrawal-Osko Payment 1555869 Laura Ingamells Inv-05439 02 Apr 2022	643.50		251,912.15
06/04/22	Deposit Superchoice P/L Pc310322-184280240		1,903.86	253,816.01
08/04/22	Withdrawal Mobile 1769845 Bpay Tax Office	1,073.00		252,743.01
08/04/22	Withdrawal Mobile 8124444 Bpay Tax Office	1,073.00		251,670.01
12/04/22	Withdrawal-Osko Payment 1857375 Ieia Pty Ltd 18 Kepplegrove Inv 1849	6,609.89		245,060.12
12/04/22	Withdrawal-Osko Payment 1971243 All Good Services Inv 2544	550.00		244,510.12
12/04/22	Withdrawal Online 5287205 Bpay Unitywater	338.06		244,172.06
13/04/22	Deposit-Osko Payment 2027142 Steven Jon Ball Refund for kepple		550.00	244,722.06



TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
11/03/22	Withdrawal-Osko Payment 1311733 Roochysupa Pty Ltd Inv 1524091	10,115.00		257,091.28
14/03/22	Withdrawal-Osko Payment 1044937 Plumb 1 Industries Inv 00003838 18 Kepplegrove 12 Mar 2022	401.50		256,689.78
14/03/22	Withdrawal-Osko Payment 1170814 Michael Ohalloran Inv 387 12 Mar 2022	4,820.00		251,869.78
14/03/22	Payment By Authority To Asteron Life 02854800/00001	122.71		251,747.07
16/03/22	Withdrawal-Osko Payment 1077022 Ash Gilmour Pty Ltd Inv 3865	275.00		251,472.07
16/03/22	Payment By Authority To Origin Mms 50576849-400104172	1,512.58		249,959.49
28/03/22	Payment By Authority To Asteron Life 02854800/00001	355.27		249,604.22
30/03/22	Payment By Authority To Origin Mms 50776248-400104172	1,512.58		248,091.64
31/03/22	Interest Paid		2.19	248,093.83
31/03/22	CLOSING BALANCE			248,093.83

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Statement Period
28 February 2022 - 31 March 2022

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$279,821.86
Total Credits	+ \$1,261.19
Total Debits	- \$32,989.22
Closing Balance	+ \$248,093.83

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
28/02/22	STATEMENT OPENING BALANCE			279,821.86
01/03/22	Deposit Superchoice P/L Pc230222-145860461		1,259.00	281,080.86
02/03/22	Payment By Authority To Origin Mms 50384359-400104172	1,512.58		279,568.28
03/03/22	Withdrawal-Osko Payment 1001643 Kelvin Coastal Carpets Inv Kw007641	690.00		278,878.28
03/03/22	Withdrawal-Osko Payment 1052424 S&j Stacey locksmith 18 Kepplegrove reimburse credit card payment	1,100.00		277,778.28
03/03/22	Withdrawal-Osko Payment 1900293 Tint a car privacy tinting on main entrance inv 9353344	425.00		277,353.28
03/03/22	Withdrawal-Osko Payment 1956902 Daniel Bennett progress payment - painting Inv 02032022	9,752.00		267,601.28
07/03/22	Withdrawal Mobile 6463056 Bpay Terri Sche	395.00		267,206.28



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
15/02/22	Withdrawal-Osko Payment 1025848 Kelvin Coastal Carpets Stacey	2,760.00		286,977.90
16/02/22	Payment By Authority To Origin Mms 50160801-400104172	1,512.58		285,465.32
21/02/22	Withdrawal-Osko Payment 1778756 Chris Cavallaro 18 Kepplegrove Dr 20 Feb 2022	760.00		284,705.32
21/02/22	Withdrawal-Osko Payment 1842712 Gillett Electrical Ge Inv-5930 20 Feb 2022	1,470.48		283,234.84
21/02/22	Withdrawal-Osko Payment 1849094 Initiative Accounting Inv I017528 20 Feb 2022	275.00		282,959.84
21/02/22	Withdrawal-Osko Payment 1869692 Miller Sockhill Lawyers 140326771643 20 Feb 2022	880.00		282,079.84
21/02/22	Withdrawal-Osko Payment 1890988 Thermo Tech Air Conditioning Inv 100 20 Feb 2022	165.00		281,914.84
21/02/22	Withdrawal Mobile 1064654 Bpay Tax Office	1,739.90		280,174.94
28/02/22	Interest Paid		2.19	280,177.13
28/02/22	Payment By Authority To Asteron Life 02854800/00001	355.27		279,821.86
28/02/22	CLOSING BALANCE			279,821.86

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Statement Period
31 January 2022 - 28 February 2022

A2

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$282,111.89
Total Credits	+ \$10,745.41
Total Debits	- \$13,035.44
Closing Balance	+ \$279,821.86

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/01/22	STATEMENT OPENING BALANCE			282,111.89
03/02/22	Deposit-Osko Payment 2929695 Ascendia Lawyers Pty Ltd Return of funds not required for se Return of funds not required for se		7,659.56	289,771.45
04/02/22	Deposit Superchoice P/L Pc310122-167308092		1,064.42	290,835.87
07/02/22	Withdrawal-Osko Payment 1189382 Asap Garage Door and Gate Services 18 Kepplegrove Dr inv 5654 06 Feb 2022	306.50		290,529.37
07/02/22	Withdrawal-Osko Payment 1228836 A Browne 18 Kepplegrove Dr inv Zj9059240 06 Feb 2022	250.00		290,279.37
08/02/22	Withdrawal-Osko Payment 1360704 Daniel Bennett 18 Kepplegrove Dr 07022022	2,438.00		287,841.37
11/02/22	Deposit Ato Ato008000016095231		2,019.24	289,860.61
14/02/22	Payment By Authority To Asteron Life 02854800/00001	122.71		289,737.90



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/01/22	Withdrawal-Osko Payment 1084952 Ascendia Lawyers Pty Ltd Trust AI20211019 Payment 2 of 2 AI20211019 Payment 2 of 2 29 Jan 2022	95,379.26		282,111.89
31/01/22	CLOSING BALANCE			282,111.89

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Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/, call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at



Statement Period
31 December 2021 - 31 January 2022

A2

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$606,621.61
Total Credits	+ \$1,355.40
Total Debits	- \$325,865.12
Closing Balance	+ \$282,111.89

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/12/21	STATEMENT OPENING BALANCE			606,621.61
11/01/22	Deposit Ato Ato001000016336315		1,346.16	607,967.77
13/01/22	Payment By Authority To Asteron Life 02854800/00001	113.94		607,853.83
17/01/22	Withdrawal-Osko Payment 1073998 Century 21 G Smith Property Trust Stacey 18 Kepplegrove	2,800.00		605,053.83
17/01/22	Withdrawal-Osko Payment 1115535 Century 21 G Smith Property Trust Stacey 18 Kepplegrove	25,200.00		579,853.83
24/01/22	Withdrawal Online 6295829 Bpay Terri Sche	2,016.65		577,837.18
27/01/22	Withdrawal-Osko Payment 1352180 Ascendia Lawyers Pty Ltd Trust AI20211019 Payment 1 of 2 AI20211019	200,000.00		377,837.18
28/01/22	Payment By Authority To Asteron Life 02854800/00001	355.27		377,481.91
31/01/22	Interest Paid		9.24	377,491.15



TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/12/21	Interest Paid		10.29	605,557.19
31/12/21	Deposit Superchoice P/L Pc221221-133251856		1,064.42	606,621.61
31/12/21	CLOSING BALANCE			606,621.61

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Before making a decision about any of our products, please read all the terms and conditions available at westpac.com.au and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit www.westpac.com.au/personal-banking/bank-accounts/transaction/



Statement Period
30 November 2021 - 31 December 2021

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$607,866.80
Total Credits	+ \$3,485.29
Total Debits	- \$4,730.48
Closing Balance	+ \$606,621.61

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/11/21	STATEMENT OPENING BALANCE			607,866.80
06/12/21	Withdrawal-Osko Payment 1962999 Century 21 G Smith Property Trust Deposit1 Stacey 18 Kepplegrove	2,000.00		605,866.80
07/12/21	Deposit Superchoice P/L Pc011221-197773680		1,064.42	606,931.22
13/12/21	Withdrawal-Osko Payment 1666082 Initiative Accounting Bare Trust La Dolce Vita Invoice I07492	2,255.00		604,676.22
13/12/21	Payment By Authority To Asteron Life 02854800/00001	113.94		604,562.28
15/12/21	Withdrawal Online 0513136 Bpay Asic 2021 Statement	56.00		604,506.28
20/12/21	Deposit Ato Ato003000015989079		1,346.16	605,852.44
29/12/21	Payment By Authority To Asteron Life 02854800/00001	305.54		605,546.90



Statement Period
29 October 2021 - 30 November 2021

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$605,865.06
Total Credits	+ \$2,421.22
Total Debits	- \$419.48
Closing Balance	+ \$607,866.80

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/10/21	STATEMENT OPENING BALANCE			605,865.06
03/11/21	Deposit Superchoice P/L Pc281021-172002998		1,064.42	606,929.48
15/11/21	Deposit Ato Ato006000015778174		1,346.16	608,275.64
15/11/21	Payment By Authority To Asteron Life 02854800/00001	113.94		608,161.70
29/11/21	Payment By Authority To Asteron Life 02854800/00001	305.54		607,856.16
30/11/21	Interest Paid		10.64	607,866.80
30/11/21	CLOSING BALANCE			607,866.80

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Statement Period
30 September 2021 - 29 October 2021

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$604,937.34
Total Credits	+ \$2,420.20
Total Debits	- \$1,492.48
Closing Balance	+ \$605,865.06

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/09/21	STATEMENT OPENING BALANCE			604,937.34
13/10/21	Deposit Superchoice P/L Pc061021-108183828		1,064.42	606,001.76
13/10/21	Payment By Authority To Asteron Life 02854800/00001	113.94		605,887.82
15/10/21	Deposit Ato Ato002000015817024		1,346.16	607,233.98
19/10/21	Withdrawal Online 6132671 Bpay Tax Office Quarterly Payg Sep	1,073.00		606,160.98
28/10/21	Payment By Authority To Asteron Life 02854800/00001	305.54		605,855.44
29/10/21	Interest Paid		9.62	605,865.06
29/10/21	CLOSING BALANCE			605,865.06

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Statement Period
31 August 2021 - 30 September 2021

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$601,731.02
Total Credits	+ \$3,625.80
Total Debits	- \$419.48
Closing Balance	+ \$604,937.34

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/08/21	STATEMENT OPENING BALANCE			601,731.02
03/09/21	Deposit Ato Ato003000015510255		2,019.24	603,750.26
10/09/21	Deposit Superchoice P/L Pc060921-157651530		1,596.63	605,346.89
13/09/21	Payment By Authority To Asteron Life 02854800/00001	113.94		605,232.95
28/09/21	Payment By Authority To Asteron Life 02854800/00001	305.54		604,927.41
30/09/21	Interest Paid		9.93	604,937.34
30/09/21	CLOSING BALANCE			604,937.34

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period
30 July 2021 - 31 August 2021

A2

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$601,013.27
Total Credits	+ \$2,417.23
Total Debits	- \$1,699.48
Closing Balance	+ \$601,731.02

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/07/21	STATEMENT OPENING BALANCE			601,013.27
02/08/21	Deposit Superchoice P/L Pc260721-106183341		1,060.53	602,073.80
02/08/21	Withdrawal Online 2317580 Bpay Tax Office Quarterly Payg	1,280.00		600,793.80
13/08/21	Deposit Ato Ato009000015194326		1,346.16	602,139.96
13/08/21	Payment By Authority To Asteron Life 02854800/00001	113.94		602,026.02
30/08/21	Payment By Authority To Asteron Life 02854800/00001	305.54		601,720.48
31/08/21	Interest Paid		10.54	601,731.02
31/08/21	CLOSING BALANCE			601,731.02

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period
30 June 2021 - 30 July 2021

Westpac DIY Super Working Account

Account Name
STACEY SJCL PTY LTD ATF UNDER
THE TUSCAN SUN

Customer ID
5729 8051 STACEY SJCL PTY LTD

BSB Account Number
034-243 318 043

Opening Balance	+ \$601,422.87
Total Credits	+ \$9.88
Total Debits	- \$419.48
Closing Balance	+ \$601,013.27

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/06/21	STATEMENT OPENING BALANCE			601,422.87
13/07/21	Payment By Authority To Asteron Life 02854800/00001	113.94		601,308.93
28/07/21	Payment By Authority To Asteron Life 02854800/00001	305.54		601,003.39
30/07/21	Interest Paid		9.88	601,013.27
30/07/21	CLOSING BALANCE			601,013.27

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

per loan doc= total is \$637,500 so difference between \$637,500 and \$636,088.38 (bal per PEXA) A3
 =\$1411.62 recorded to borrowing costs E4

2980 Borrowing Costs 2980

Client Name: <u>Under the Tuscan Sun</u>	Preparer: MA	Date: 02-Sep-22
Client ABN: 0	Reviewer: -	Date: 00-Jan-00
Year Ending: 30 June 2022		GO TO INDEX

Borrowing Cost Summary

Prior year Carried Forward Borrowing Costs balance	\$ -	Instructions: 1) Ensure the current year is showing in cell B4 (from the Home Page). 2) For each loan, enter the a) period; b) date incurred; and c) borrowing costs amount. NB: A) If you enter ALL (prior-year and current-year) loans below, this spreadsheet will calculate the prior-year expense and carried-forward balance. However, if for any reason your prior-year accounts amounts were different, simply enter each amount into the prior-year expense cells (i.e. replace the formula) in column H as needed. B) When a loan schedule has finished/expired, delete it from this workpaper.
add Current Year Borrowing Costs	\$ 1,411.62	
less Write off of Borrowing Costs (amount expensed)	\$ 115.12	
= Borrowing Costs Carried Forward to next year	\$ 1,296.50	

For more information about borrowing costs, see this ATO website: www.ato.gov.au/General/Property/In-detail/Rental-properties/Rental-properties--claiming-borrowing-expense

(Prior-year and) Current Year Borrowing Cost Amortisation Schedules

Loan Name/Description:	Graphite Home Loans	Year	Expense	Balance
Loan Period (months):	360	2022	115.12	1,296.50
Date Incurred (i.e. start of loan period):	2/02/2022	2023	282.01	1,014.48
Borrowing Costs:	\$1,411.62	2024	282.79	731.69
Date loan repaid (ONLY if paid out early in this FY):		2025	282.01	449.68
		2026	282.01	167.66
		2027	167.66	-
		TOTAL	\$ 1,411.62	

Loan Name/Description:		Year	Expense	Balance
Loan Period (months):			-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
		TOTAL	\$ -	

Loan Name/Description:		Year	Expense	Balance
Loan Period (months):			-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
		TOTAL	\$ -	

Loan Name/Description:		Year	Expense	Balance
Loan Period (months):			-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
		TOTAL	\$ -	

Loan Name/Description:		Year	Expense	Balance
Loan Period (months):			-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
		TOTAL	\$ -	

Loan Name/Description:		Year	Expense	Balance
Loan Period (months):			-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
			-	-



TAX INVOICE

Steve Stacey

Invoice Date

17 Mar 2022

All Good Services

Australia Pty Ltd

Invoice Number

INV-2544

04 58726 808

admin@allgoodservices.co

m.au

Reference

18 Kepplegrove Drive

Sippy Downs

ABN

43 638 917 030

These invoices attached (totaling 1313.65) are paid by member's personal account, therefore offsetted against sundry debtors balance of 839.60 to nil, rest recorded as Janny non-concessional contribution

Description	Quantity	Unit Price	GST	Amount AUD
Tile & Grout Cleaning Service	1.00	500.00	10%	500.00
All Tiles.				
Clean epoxy garage floor				
			Subtotal	500.00
			TOTAL GST 10%	50.00
			TOTAL AUD	550.00

Due Date: 24 Mar 2022

PLEASE NOTE NEW BANK ACCOUNT DETAILS....

Bank Details for Direct Deposit:

Account Name: All Good Services

BSB: 014512

Account No: 151303092

PAYMENT ADVICE

To: All Good Services Australia Pty Ltd
04 58726 808
admin@allgoodservices.com.au

Customer Steve Stacey

Invoice Number INV-2544

Amount Due 550.00

Due Date 24 Mar 2022

Amount Enclosed

Enter the amount you are paying above

SPOTLIGHT Maroochydore
 Tenancy 2001
 53 - 91 Dalton Drive
 Maroochydore, QLD 4558
 Ph 07 5493 6700
 ABN 39564861886

Description	Total \$
ZULU S/OUT ROLLER,GRH,60X240CM 9314115634625	
2 @ \$42.00	84.00*
See message 'PACK' below	
ZULU S/OUT ROLLER,GRH,90X240CM 9314115634632	54.00*
See message 'PACK' below	
ZULU S/OUT ROLLER,GRH,150X240CM 9314115634656	84.00*
See message 'PACK' below	
TOTAL (Inc GST)	\$222.00
4 Items	

VIP Card 2730023578993

Paid by EFTPOS \$222.00

BN4MK6 BN4MK6 MASTERCARD
 544853 913 Credit
 PURCHASE \$AUD 222.00
 TOTAL EFT \$AUD 222.00
 EXPIRES 1124
 RRN 300076500
 TRANS. APPROVED
 AUTHORISATION: R79156

Change Due \$0.00
 GST Amount \$20.18

* Signifies item(s) with GST

Messages

PACK - WARNING! STRANGULATION
 HAZARD: Follow the Installation
 Instructions Install so that a
 loose cord does not form a loop
 of 220mm or longer at height of
 less than 1600mm above floor
 level Use cord guide or cleat
 Move cots and furniture away from
 cords/chains

***** BARGAINS GALORE! *****
 Your total savings are: \$148.00

TAX INVOICE
 008003000765

Served by Miss Jane J

SPOTLIGHT Maroochydore

Tenancy 2001
53 - 91 Dalton Drive
Maroochydore, QLD 4558
Ph 07 5493 6700
ABN 39564861886

Description Total \$

BULK GATHER HOOK PLASTIC 20.00*
100PK, WHT, 28MM
9314935227878

TOTAL (Inc GST) **-----**
\$20.00

1 Item

VIP Card 2730023578993

Paid by EFTPOS \$20.00 ✓

BN4MMO BN4MMO MASTERCARD
544853 913 Credit
PURCHASE \$AUD 20.00
TOTAL EFT \$AUD 20.00
EXPIRES 1124
RRN 600519700
TRANS. APPROVED
AUTHORISATION: R81327

Change Due \$0.00
GST Amount \$1.82

* Signifies item(s) with GST

TAX INVOICE

008006005197

Served by Abbey on lane 6
19/03/2022 11:32:07 AM

=====

Please retain receipt as proof of purchase.
We accept 28 day change of mind returns.
Merchandise must be in a saleable condition and
some exclusions apply.
Please visit our website for more details.
[spotlightstores.com/shop-with-spotlight/
returns-and-exchanges](http://spotlightstores.com/shop-with-spotlight/returns-and-exchanges)

=====



Shed 9/13 Kerryl Street, Kunda Park
 Sunshine Coast Queensland 4556
 0417126668
 admin@amazingcleansunshinecoast.com.au



Sunshine Coasts Blind, Curtain
 Cleaning & Repair Specialists

Tax Invoice
 ABN: 86 010 491 228

Tax Invoice # 5418
 18th March 2022

Billing Address:

Steve Stacey
 0447329900

Job Address:

18 Kepplegrove Drive, Sippy Downs QLD
 4556

WORK COMPLETED:

Clean, sanitise, re odourise and re hang 2 x Block out Curtains and 2 x Sheers

The team at Amazing Clean Sunshine Coast thank you for your business

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE GST INCL
Clean 2 x sheers/ 2 x Blockouts	1	\$327.27	\$360.00
			SUBTOTAL: \$327.27
			GST: \$32.73
			TOTAL: \$360.00
			PAID: \$360.00
			BALANCE DUE: \$0.00

PAID

How to Pay

We accept payment by: Bank Deposit, Card or Cash

Bank Details Keato Enterprises Pty Ltd
 BSB: 014-524
 Account Number: 318951236

Online payment Visit this link to pay your invoice online: <https://sm8.link/86wdp76>

Tax Invoice #5418
 \$0.00 due by 15th March 2022



Tax Invoice

Invoice No: 32812
Date: 24/03/2022
Terms: Net 7
Order No:

Bill To:

Sunny Coast Restorations
 9 MacKay St
 Dicky Beach QLD 4551

18 Kepplegrove Dr Sippy Downs

DESCRIPTION	AMOUNT
Inspected the plumbing fixtures, located a faulty compression fitting under the kitchen sink. Removed and replaced. Tested for leaks, all OK. Inspected the ensuite toilet and found it was running. Removed and replaced the outlet rubber. Labour \$147 Materials \$14.65	\$161.65 ✓

This total has all labour, materials and travel inclusive.

Please make all cheques payable to Skipper Family Trust and post to PO Box 933 Coolum Beach QLD 4573.
 Direct Deposits: ANZ BANK - BSB # - 014 556 ACC # - 4919 17189.
 Visa or MasterCard - Please phone our office on 07 5351 1003. A fee of 1.25% + GST applies for all credit card transactions.
 If you have been satisfied with our services, please let us know by leaving a review at www.facebook/skipperplumbing.

SubTotal Exc GST:	\$146.95
GST:	\$14.70
Total Inc GST:	\$161.65
Amount Applied:	\$0.00
Balance Due:	\$161.65

Note : This is a claim under Chapter 3 of the Building Industry Fairness (Security of Payment) Act 2017. Any costs incurred to reclaim this debt will be added to the sum outstanding.

M 0414 778 559 F 07 53511003 PO Box 933 Coolum Beach Q 4573 BSA 1111237 Plumber Lic 18729
 E info@skipperplumbing.com Admin: admin@skipperplumbing.com Work Orders workorders@skipperplumbing.com

Under the Tuscan Sun

A5

Transactions: 18 Kepplegrove Drive, Sippy Downs, QLD 4556 - Under the Tuscan Sun

Date Range: 01/07/2021 to 30/06/2022

18 Kepplegrove Drive, Sippy Downs, QLD 4556

	Date	Narrative	Debit	Credit	Balance	Quantity
18 Kepplegrove Drive, Sippy Downs, QLD 4556						
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00	Cr
	01/04/2022	Rental Income/Disbursements Received	\$	1,769.50	\$ 1,769.50	Cr
	19/04/2022	Rental Income/Disbursements Received	\$	1,667.00	\$ 3,436.50	Cr
	03/05/2022	Rental Income/Disbursements Received	\$	1,806.00	\$ 5,242.50	Cr
	16/05/2022	Rental Income/Disbursements Received	\$	1,751.00	\$ 6,993.50	Cr
	01/06/2022	Rental Income/Disbursements Received	\$	1,685.50	\$ 8,679.00	Cr
	16/06/2022	Rental Income/Disbursements Received	\$	2,224.37	\$ 10,903.37	Cr
	30/06/2022	Rental Statement	\$ 12,903.37		\$ 2,000.00	Dr
		Total 18 Kepplegrove Drive, Sippy Downs, QLD 4556	\$ 12,903.37	\$ 10,903.37	\$ 2,000.00	Dr
		Total 18 Kepplegrove Drive, Sippy Downs, QLD 4556	\$ 12,903.37	\$ 10,903.37	\$ 2,000.00	Dr



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR UNDER THE
TUSCAN SUN
ABN 29 808 401 183
TFN 973 852 898

Activity statement 004

Date generated	30/08/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$2,146.00 CR

PAYG I paid =2146 x 2 =\$4292

Transactions

21 results found - from 01 June 2021 to 30 August 2022 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Jun 2021	1 Jun 2021	General interest charge			\$2,560.00 DR
29 Jun 2021	29 Jun 2021	Credit transfer received from Income Tax Account		\$820.10	\$1,739.90 DR
1 Jul 2021	1 Jul 2021	General interest charge			\$1,739.90 DR
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$1,280.00		\$3,019.90 DR
2 Aug 2021	2 Aug 2021	General interest charge			\$3,019.90 DR
3 Aug 2021	2 Aug 2021	Payment received		\$1,280.00	\$1,739.90 DR
1 Sep 2021	1 Sep 2021	General interest charge			\$1,739.90 DR
20 Oct 2021	19 Oct 2021	Payment received		\$1,073.00	\$666.90 DR
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$1,073.00		\$1,739.90 DR
1 Nov 2021	1 Nov 2021	General interest charge			\$1,739.90 DR
22 Feb 2022	21 Feb 2022	Payment received		\$1,739.90	\$0.00
22 Feb 2022	22 Feb 2022	General interest charge			\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$1,073.00		\$1,073.00 DR
7 Mar 2022	1 Mar 2022	General interest charge			\$1,073.00 DR
11 Apr 2022	8 Apr 2022	Payment received		\$2,146.00	\$1,073.00 CR
11 Apr 2022	11 Apr 2022	General interest charge			\$1,073.00 CR
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$1,073.00		\$0.00
1 May 2022	1 May 2022	General interest charge			\$0.00
13 May 2022	12 May 2022	Payment received		\$2,146.00	\$2,146.00 CR
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$1,073.00		\$1,073.00 CR
19 Aug 2022	18 Aug 2022	Payment received		\$1,073.00	\$2,146.00 CR

full loan doc saved in folder

Stacey SJCL Pty Ltd ACN 609 767 599 both in its own right and in its capacity as trustee for
11 Quambi Place
BUDERIM QLD 4556

18 January 2022

Congratulations your new loan is now approved

Your loan has now been approved and is ready for your consideration and acceptance. You must carefully consider these documents before you enter into your loan agreement.

We strongly recommend you obtain legal advice about the enclosed documents and assistance in collating the information required by the Lender.

You must ensure that you follow our instructions carefully. If you have any questions regarding the loan documentation please contact us.

Documents

Attached are your loan documents. You will need to sign certain documents electronically and also print, sign and return others to us. Due to current legal requirements, you might have to physically scan certain documents physically with an original "wet ink" signature and return them to us. These documents (if any) are outlined in your checklist.

Special conditions

If your loan has any special conditions, they are set out in your Loan Offer. These special conditions must be satisfied prior to or at settlement.

How much will be available from the loan?

The following is an estimate. The precise amount will be calculated just before settlement.

Loan			\$637,500.00
Less			
Annual facility fee	\$395.00		
Registration (State Government fees):	\$3,329.00		
Memorandum of Transfer	\$2,935.00		
Release Mortgage	\$197.00		
Mortgage	\$197.00		
Our Fees & Outlays comprising:	\$961.62		
Professional fees	\$700.00		
Other fees	\$85.00		
Search fees			
Company Search	\$35.80		
Title Search	\$53.40		
GST	\$87.42		
			\$4,685.62
			\$632,814.38

PEXA (Property Exchange Australia)

PEXA is an electronic settlement and payment system. PEXA is currently an alternative to paper based settlements which includes drawing bank cheques. Paper based settlements with bank cheques will eventually be phased out, but while that happens paper based settlements and bank cheques will continue, all new settlements though where possible will be completed in PEXA, the standard fee for transacting in PEXA is \$59.07, this can change depending on the number of titles attached to your Property.

Need help?

If you need help, we are here to help for enquiries regarding the loan documentation and settlement process.

Contact Gadens Lawyers

Gadens Lawyers Reference: JOS:CDG:202200742

Joanna Shepherd

Joanna.Shepherd@gadens.com

Available assistance Monday to Friday during business hours

Postal Address

Gadens Lawyers
GPO Box 129
BRISBANE QLD 4001

SMSF LOAN AGREEMENT

Lender	Perpetual Corporate Trust Limited ABN 99 000 341 533
Program Manager	Origin Mortgage Management Services, a trading name of Columbus Capital Pty Limited ACN 119 531 252 (Australian Credit Licence 337303)
Mortgage Manager	Granite Home Loans Pty Ltd ACN 622 955 524 (ACL 516104)
Borrower ('you')	Stacey SJCL Pty Ltd ACN 609 767 599 both in its own right and in its capacity as trustee for Under The Tuscan Sun of 11 Quambi Place, Buderim, Queensland 4556

The Program Manager has arranged for the Lender to make the loan which will be managed by the Mortgage Manager and the Program Manager. Normally, you deal with the Program Manager and the Mortgage Manager. The Lender, Program Manager and Mortgage Manager are together and separately referred to as 'we/us/our'.

This document does not contain all the precontractual information required by law to be given to you. This document must be read together with the Origin Mortgage Management Program General Terms and Conditions Volume 2 Version 7 dated August 2021 (**T&Cs**). This document and the T&Cs together comprise your loan agreement. You must comply with all of the terms specified in the T&Cs. If there is any conflict between the T&Cs and this document, the terms of this document prevail. If there is any conflict between any provisions of any security or guarantee and this document and the T&Cs, the terms of this document and the T&Cs prevail.

Words in *italics* have a special meaning and are defined in this document or in the T&Cs.

Financial Table

The following information is prepared as at 13 January 2022 (the *disclosure date*). This information may change before or after the *loan date*. The *loan date* is the date we first advance money to you.

How much you are borrowing	\$637,500.00
Made up of:	
• Variable rate account No 1 - 400104172	\$637,500.00
Total amount of credit	\$637,500.00
Annual percentage rate(s)	
Interest rates (including fixed rates) may change prior to the <i>loan date</i> . Interest rates other than fixed rates can vary after the <i>loan date</i> .	
• Variable rate account No 1:	
Your variable interest rate at the <i>disclosure date</i> is:	3.95% per annum
Repayments	
When your repayments are due	
You must make repayments monthly on the same day each month as the <i>loan date</i> . You may make repayments more frequently if you wish – please refer to the T&Cs.	

<p>When your first repayment is due</p> <p>Your first repayment is due one month from the <i>loan date</i>.</p> <p>Number of repayments</p> <p>Assuming you make all repayments monthly on the due date, the number of repayments you must make will be:</p> <p>Amount of each repayment</p> <p>Based on the current interest rates, your monthly repayments will be as described below. If a variable interest rate changes, your repayment amounts may change. Any fees or charges are payable in addition to the repayment amounts set out below. At the end of your loan term, in addition to your regular repayment, you must pay the balance, if any, of the <i>amount you owe us</i>.</p> <ul style="list-style-type: none"> • Variable rate account No 1 <p>Your repayments based on the applicable variable rate at the <i>disclosure date</i> will be:</p>	<p>360</p> <p>\$1512.58 if paid fortnightly</p> <p>\$3,025.17 comprising principal and interest</p>
Credit fees and charges	
<p>Credit fees and charges payable on or before settlement of your loan</p> <p>Unless otherwise stated all fees are non-refundable. These fees may be payable even if the loan does not proceed for any reason.</p> <p>Valuation Fee</p> <p>Documentation preparation costs and registration fees</p> <p>Lender's Annual Facility Fee – payable on the <i>loan date</i> annually in advance.</p> <p>Settlement Cancellation Fee – payable if settlement is cancelled for any reason when we are first notified of the cancellation. Not payable on settlement postponement.</p> <p>Total of fees and charges payable on or before the <i>loan date</i> (excluding unascertainable amounts)</p>	<p>\$330.00</p> <p>Not known at the <i>disclosure date</i> – charged at cost</p> <p>\$395.00</p> <p>\$300.00</p> <p>\$725.00</p>
<p>Credit fees and charges payable after settlement of your loan</p> <p>Lender's Annual Facility Fee – payable annually in advance on each anniversary of the <i>loan date</i>.</p> <p>Total fees and charges payable assuming the loan runs for the entire loan term (excluding any unascertainable amounts or amounts which may or may not become payable)</p>	<p>\$395.00 per annum</p> <p>\$12,715.00</p>
<p>Credit fees and charges payable throughout the term of your loan</p> <p>The following fees and charges are payable by you if and when the service is provided, the expense is incurred, or the relevant event occurs, unless otherwise specified. We can debit your loan account with effect from the date we incur these fees, and either require you to pay the fee or charge immediately, or collect it with your regular repayments, or require it to be repaid by one or more repayments. Unless otherwise stated, all fees and charges are non-refundable.</p>	



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR UNDER THE
TUSCAN SUN
ABN 29 808 401 183
TFN 973 852 898

Income tax 002

Date generated	30/08/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **01 June 2021** to **30 August 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
29 Jun 2021	29 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$820.10	\$820.10 CR
29 Jun 2021	29 Jun 2021	Credit transferred to Integrated Client Account	\$820.10		\$0.00
29 Aug 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$1,768.30	\$1,768.30 CR
29 Aug 2022	29 Aug 2022	Interest on overpayment for Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$3.68	\$1,771.98 CR
29 Aug 2022	1 Sep 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1,771.98		\$0.00