

Client Name: **J & B Investment Fund**

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: 17/03/2023  
 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                 |

**J & B Investment Fund**  
**Detailed Trial Balance as at 30 June 2022**

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
<b>INCOME</b>				
		Contributions - Member - Personal Non-Concessional Mrs Nicola Brown	-	-
-	130.47			
		Increase in Market Value - Direct Property <b>I1</b> 2/33 Premier Circuit Warana QLD 4575	-	180,000.00 ✓
-	15,000.00			
		Interest - Cash At Bank <b>I2</b> Westpac DIY Super Savings a/c 329586	-	8.96 ✓
-	17.61			
		Rent - Direct Property <b>I3</b> 2/33 Premier Circuit Warana QLD 4575	-	15,000.00 ✓
-	26,000.00			
<b>EXPENSE</b>				
		Rollovers Out <b>E1</b> Mr James Brown	37,000.00 ✓	-
-	-			
3,368.48	-	<b>E2</b> Accountancy Fee	3,342.30 ✓	-
		Property Expenses - Body Corporate - Direct Property <b>E3</b> 2/33 Premier Circuit Warana QLD 4575	3,003.29 ✓	-
3,154.60	-			
		Property Expenses - Council Rates - Direct Property <b>E4</b> 2/33 Premier Circuit Warana QLD 4575	2,416.00 ✓	-
2,288.54	-			
		Property Expenses - Water Rates - Direct Property <b>E5</b> 2/33 Premier Circuit Warana QLD 4575	1,105.96 ✓	-
977.47	-			
259.00	-	SMSF Supervisory Levy	259.00	-
		<b>INCOME TAX</b> Income Tax Expense	732.30	-
2,395.50	-			
		<b>PROFIT &amp; LOSS CLEARING ACCOUNT</b> Profit & Loss Clearing Account	147,150.11	-
28,704.49	-			
<b>ASSETS</b>				
		Direct Property <b>A1</b> 2/33 Premier Circuit Warana QLD 4575	600,000.00 ✓	-
420,000.00	-			
		Cash At Bank <b>A2</b> Westpac DIY Super Savings a/c 329586	17,287.54 ✓	-
54,780.14	-			
9.76	-	<b>A3</b> Westpac Savings a/c 329594	47.27 ✓	-
		Current Tax Assets <b>L4</b> Provision for Income Tax	-	732.30 ✓
-	2,395.50			
6,368.00	-	<b>A4</b> Income Tax Instalments Paid	4,776.00 ✓	-
<b>LIABILITIES</b>				
		Other Loans <b>L1</b> ATO Integrated Client Account	-	1,592.00 ✓
-	671.00			
		<b>L2</b> Activity Statement Payable/Refundable	-	1,500.00 ✓
-	6,955.00			
		<b>L3</b> GST Payable/Refundable	-	122.71 ✓
-	122.71			
<b>MEMBER ENTITLEMENTS</b>				
		Mr James Brown Accumulation	-	312,249.53
-	256,362.16			

**J & B Investment Fund**  
**Detailed Trial Balance as at 30 June 2022**

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
-	214,651.53	Mrs Nicola Brown Accumulation	-	305,914.27
<u>522,305.98</u>	<u>522,305.98</u>		<u>817,119.77</u>	<u>817,119.77</u>

**J & B Investment Fund**  
**Statement of Taxable Income**  
For the Period from 1 July 2021 to 30 June 2022

Description	Tax Return Ref.	Amount
<b><u>Income</u></b>		
<b>Section B</b>		
Total Gross Rent and Other Leasing & Hiring Income	<b>B</b>	15,000.00
Total Gross Interest	<b>C</b>	8.00
<b>Total Assessable Income</b>		<b>15,008.00</b>
<b><u>Deductions</u></b>		
<b>Section C</b>		
Total Investment Expenses	<b>I</b>	6,525.00
Total Management and Administration Expenses	<b>J</b>	3,342.00
Total Other Deductions	<b>L</b>	259.00
<b>Total Deductions</b>		<b>10,126.00</b>
<b>Taxable Income or Loss</b>	(V - N) <b>O</b>	<b>4,882.00</b>
<b><u>Income Tax Calculation Statement</u></b>		
<b>Section D</b>		
<b>Gross Tax</b>		
Gross Tax @ 15% for Concessional Income	30 Jun 2022 T1	732.30
<b>Total Gross Tax</b>		<b>732.30</b>
<b>Rebates and Offsets</b>	<b>C</b>	<b>0.00</b>
<b>SUBTOTAL</b>		<b>732.30</b>
<b>Total Eligible Credits</b>		<b>0.00</b>
<b>Net Tax Payable</b>		<b>732.30</b>
Total PAYG Instalments Raised	<b>K</b>	4,776.00
Total Supervisory Levy	<b>L</b>	259.00
<b>Total Amount Due / (Refundable)</b>		<b>(3,784.70)</b>

**J & B Investment Fund**  
**Investment Revaluation as at 30 June 2022**

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
<b>Property Direct Market</b>					
772_001    2/33 Premier Circuit Warana QLD 4575	30 Jun 2022	600,000.00000	1.00000	600,000.00	180,000.00
<b>Property Direct Market Total</b>				<b>600,000.00</b>	<b>180,000.00</b>
<b>Fund Total</b>				<b>600,000.00</b>	<b>180,000.00</b>

## prepaid rent for 2024 FY, new lease agreement not prepared yet

Profit and Loss

	2022	2021
Motor Vehicle Insurance	3,484.68	2,546.71
Motor Vehicle Registration	3,180.06	2,866.10
Motor Vehicle Repairs & Maintenance	4,973.40	4,900.76
Office Expenses	8,938.91	4,159.12
Printing & Stationery	1,083.80	548.45
<b>Rent</b>	<b>15,000.00</b>	26,000.00
Repairs and Maintenance	-	450.00
Staff Amenities	2,782.83	1,770.42
Staff Incentive	5,035.64	5,457.96
Staff Training & Text Books	180.37	462.54
Subscriptions	1,910.80	1,595.02
Superannuation	38,233.42	34,323.60
Telephone & Internet	7,810.63	7,248.59
Travel - International	-	(8,922.44)
Travel - National	2,960.54	45.72
Travel Allowance	-	23,727.60
Uniforms	3,335.12	1,531.58
Wages and Salaries	385,306.62	356,818.34
Workers Compensaion	4,114.96	2,498.24
<b>Total Operating Expenses</b>	<b>541,332.00</b>	<b>528,599.21</b>
<b>Net Profit</b>	<b>(42,286.18)</b>	<b>82,336.47</b>

Lease agreement is from 1/7/20 to 1/7/23 for 3 years term.

Total rent paid to date : \$93,000

2020 : 52,000

2021 : 26,000

2022: 15,000

Total rent per lease agreement : \$78,000 so \$15,000 overpaid and regarded as prepaid for 2024 FY

# COMMERCIAL TENANCY AGREEMENT

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The Real Estate Institute of Queensland  
Accredited Agency

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THIS TENANCY AGREEMENT IS MADE BETWEEN THE LESSOR AND THE TENANT. THE LESSOR LEASES TO, AND THE TENANT ACCEPTS A LEASE OF, THE PREMISES FOR THE RENT PAYABLE BY THE TENANT, SUBJECT TO THE TERMS OF THIS AGREEMENT.

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

### DO NOT USE THIS DOCUMENT:

- FOR RESIDENTIAL TENANCIES.
- FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT*.
- WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS 3 YEARS.
- WHERE REGISTRATION UNDER THE *LAND TITLE ACT* IS REQUESTED BY THE TENANT.

### INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the tenancy agreement. Reference should be made to sections 24 (3A) to (7) of the *Legal Profession Act 2007* when preparing and completing this agreement.
2. Unless amended, this agreement provides for rent to be reviewed based on increases in the Consumer Price Index. It is not suitable for use where rent is to be reviewed to market or otherwise.
3. The only outgoings recoverable in this agreement are local government rates, fire service levies, insurance, body corporate fees and levies (including but not limited to administrative fund levies and sinking fund levies), cleaning and garden maintenance. Unless amended, this agreement is not suitable for use where additional outgoings are to be paid by the Tenant.
4. Ensure that all items are completed in the Reference Schedule
  - Item 1:** Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.
  - Item 2:** Full name/s of the tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.
  - Item 3:** The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 3.
  - Item 5:** Insert the period of the further tenancy, e.g. "6 months" or "1 year" or "not applicable". The total term of the lease including any options is not to exceed three years.
  - Item 7:** Insert the date on which the rent is to be adjusted by the CPI or "Not applicable".
  - Item 8:** The Permitted Use should be stated clearly and concisely.
  - Item 9:** Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

## REFERENCE SCHEDULE

**1 LESSOR: JTB INVESTMENT FUND**

Address:

Phone:

ABN: 44 735 166 466

Email:

Fax:

Mobile:

**2 TENANT: INSHORE BUILD PM LTD**

Address UNIT 2, 33 PREMIER CIRCUIT, WARANA, QLD, 4575

Phone: (07) 54 38 8567

ABN: 79 63 157 592

Email: admin@inshorebuild.com.au

Fax: N/A

Mobile:

**3 PREMISES: UNIT 2, 33 PREMIER CIRCUIT  
WARANA QLD 4575**

(annex a plan if available)

**4 TERM:**

The term of the agreement is

36 months / ~~years~~

commencing on 1st July 2020

ending on 1st July 2023

; and

**5 OPTION FOR  
FURTHER TERM:**

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

**6 RENT:**

\$ 28,600.00

per month / year

**7 ANNUAL RENT  
REVIEW DATES:**

30th JUNE

**8 PERMITTED USE: OFFICE SPACE AND STORAGE OF BUILDING MATERIALS****9 PERCENTAGE OF  
OUTGOINGS:**

100%

**10 DEPOSIT: \$****11 LESSOR'S AGENT:**

Address:

Phone:

ABN:

Email Address:

Fax:

Licence Number:

Mobile:



AGREEMENT MADE (DATE) 1/7/2020

EXECUTED as an agreement.

EXECUTION BY LESSOR

Executed by: SIM BROWN  
in accordance with section 127 of the Corporations Act 2001 (Cth).

Director/Secretary ..... Director S Brown

Name of Director/Secretary (BLOCK LETTERS) ..... Name of Director (BLOCK LETTERS) SIM BROWN

OR

SIGNED by ..... AS LESSOR  
in the presence of:

Signature of Witness [Signature] Name of Witness (BLOCK LETTERS) JULIE-ANN WIERIKS

Address of Witness .....

EXECUTION BY TENANT

Executed by: SIM BROWN  
in accordance with section 127 of the Corporations Act 2001 (Cth).

Director/Secretary ..... Director S Brown

Name of Director/Secretary (BLOCK LETTERS) ..... Name of Director (BLOCK LETTERS) SIM BROWN

OR

SIGNED by ..... AS TENANT  
in the presence of:

Signature of Witness [Signature] Name of Witness (BLOCK LETTERS) JULIE-ANN WIERIKS

Address of Witness .....

9 Sex

10 Daytime phone number (include area code)

11 Email address (if applicable)

**Section C: Rollover transaction details**

**!** Include dollars and cents. The totals at item 13 and 14 must both equal the amount of the rollover payment.

12 Service period start date

13 Tax components

Tax-free component	<input type="text" value="\$1,411.11"/>
KiwiSaver tax-free component	<input type="text" value="\$0.00"/>
Taxable component:	
Element taxed in the fund	<input type="text" value="\$33,588.89"/>
Element untaxed in the fund	<input type="text" value="\$0.00"/>

**Tax components TOTAL**

**!** Make sure you apply the proportioning rule to the tax components if you are not rolling over the member's full interest in your superannuation fund.

14 Preservation amounts

Preserved amount	<input type="text" value="\$35,000.00"/>
KiwiSaver preserved amount	<input type="text" value="\$0.00"/>
Restricted non-preserved amount	<input type="text" value="\$0.00"/>
Unrestricted non-preserved amount	<input type="text" value="\$0.00"/>

**Preservation components TOTAL**

**!** If the rollover payment contains a **KiwiSaver preserved amount**, you can't make the rollover payment to a self-managed superannuation fund (SMSF) under the preservation rules.

**Section D: Non-complying funds**

**!** Only complete this section if you are a trustee of a non-complying fund.

15 Contributions made to a non-complying fund on or after 10 May 2006

# Rollover benefits statement

E1

## WHEN TO USE THIS STATEMENT

❗ Only use this version of the form for transactions occurring on or after 1 July 2013. If you need to correct an error regarding a payment made before 1 July 2013, use NAT 70944-05.2007.

Complete this form (or a similar form you create that collects the same information) if you are a trustee of a superannuation fund or provider of a retirement savings account (RSA) and any of the following apply:

- You are paying a rollover superannuation benefit to another fund or RSA, and you are not already providing all of this information electronically under the rollover data standards.
- You have paid a rollover superannuation benefit to another fund or RSA and are providing a statement about the rollover to your member.
- You are the trustee of a non-complying fund and are paying member benefits to another superannuation fund or RSA (complete section D instead of section C).

❗ You must provide your member with a member statement using this form (or a similar form you create that includes the same information) for all rollovers, including if you applied the data standards and you didn't use this form for the fund-to-fund transaction.

## COMPLETING THIS STATEMENT

- Print clearly in BLOCK LETTERS using a black pen only.
- Place X in ALL applicable boxes.
- Use a separate form for each rollover payment you are making.

❗ Read the instructions carefully. Penalties may apply if you make a false or misleading statement on this form without taking reasonable care.

## Section A: Receiving fund's details

1 Australian business number (ABN)

40 427 745 285

2 Fund name

Jim Brown Superannuation Fund

3 Postal address

Street address

22 Ngungun St

Suburb/town/locality

DICKY BEACH

State/territory

QLD

Postcode

4551

Country if outside Australia

AUS

4

(a) Member client identifier

(b) Unique superannuation identifier (USI)

## Section B: Member's details

5 Tax file number (TFN)

157136901

6 Full name

Title

Mr

Family name

Brown

First given name

James

Other given names

Leigh

7 Residential address

Street address

22 Ngungun St

Suburb/town/locality

DICKY BEACH

State/territory

QLD

Postcode

4551

Country if outside Australia

8 Date of birth

21/03/1970

9 Sex

10 Daytime phone number (include area code)

11 Email address (if applicable)

### Section C: Rollover transaction details

**i** Include dollars and cents. The totals at item 13 and 14 must both equal the amount of the rollover payment.

12 Service period start date

13 Tax components

Tax-free component

KiwiSaver tax-free component

Taxable component:

Element taxed in the fund

Element untaxed in the fund

**Tax components TOTAL**

**i** Make sure you apply the proportioning rule to the tax components if you are not rolling over the member's full interest in your superannuation fund.

14 Preservation amounts

Preserved amount

KiwiSaver preserved amount

Restricted non-preserved amount

Unrestricted non-preserved amount

**Preservation components TOTAL**

**i** If the rollover payment contains a **KiwiSaver preserved amount**, you can't make the rollover payment to a self-managed superannuation fund (SMSF) under the preservation rules.

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# Rollover benefits statement

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Complete this form (or a similar form you create that collects the same information) if you are a trustee of a superannuation fund or provider of a retirement savings account (RSA) and any of the following apply:

- You are paying a rollover superannuation benefit to another fund or RSA, and you are not already providing all of this information electronically under the rollover data standards.
- You have paid a rollover superannuation benefit to another fund or RSA and are providing a statement about the rollover to your member.
- You are the trustee of a non-complying fund and are paying member benefits to another superannuation fund or RSA (complete section D instead of section C).

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1 Australian business number (ABN)

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2 Fund name

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3 Postal address

Street address

22 Ngungun St

Suburb/town/locality

DICKY BEACH

State/territory

QLD

Postcode

4551

Country if outside Australia

AUS

4

(a) Member client identifier

(b) Unique superannuation identifier (USI)

## Section B: Member's details

5 Tax file number (TFN)

157136901

6 Full name

Title Mr

Family name

Brown

First given name

James

Other given names

Leigh

7 Residential address

Street address

22 Ngungun St

Suburb/town/locality

DICKY BEACH

State/territory

QLD

Postcode

4551

Country if outside Australia

8 Date of birth

21/03/1970

total = 2462.30 + (4 x 220) = \$3,342.30 ✓

J & B Investment Fund  
2/33 Premier Cct  
WARANA  
QLD 4575  
Australia

**Tax Invoice**  
**I018090**  
  
**Date**  
3 March 2022

**Description**

Preparation of Financial Statements for your Self Managed Superannuation Fund (SMSF), in respect of the year ended 30 June 2021.  
  
Attending to the preparation of necessary trustee resolutions, member statements and other secretarial and administrative matters as required by regulatory authorities, on behalf of the fund.  
  
Preparation of a 2021 Income Tax Return for the fund, including completion of all required taxation schedules.  
  
Estimating the income tax position of the fund for the year ended 30 June 2021.  
  
Electronic lodgement of the fund income tax return and all associated schedules with the Australian Taxation Office.  
  
Audit of your superannuation fund in respect of the financial year ended 30 June 2021, including collation of all required audit documentation, liaison with SMSF auditor on your behalf, preparation of an Independent Audit Report outlining the fund's compliance with relevant superannuation laws and regulations, and payment of all audit outlays on your behalf.  
  
Discussions, correspondence and advice to you as required in relation to SMSF matters.

Subtotal	2,238.45
GST	223.85
<b>Total</b>	<b>2,462.30</b>
<b>Amount Due</b>	<b>0.00</b>

**Due Date: 17 March 2022**

**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)

<b>Customer</b>	J & B Investment Fund
<b>Invoice No.</b>	I018090
<b>Amount Due</b>	0.00
<b>Due Date</b>	17 March 2022

Cheque  Visa  Mastercard

Card No.                      CCV    Expiry Date .....

Cardholder ..... Signature .....

J & B Investment Fund  
 2/33 Premier Cct  
 WARANA  
 QLD 4575  
 Australia

**Tax Invoice**  
**I016415**

Date  
 24 August 2021

**Description**

Preparation of your Business Activity Statement (BAS) for the quarter ended 30 June 2021 from records provided by you, including electronic lodgement of the BAS with the Australian Taxation Office on your behalf.

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

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

**Due Date: 7 September 2021**

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

## PAYMENT ADVICE

<b>Customer</b>	J & B Investment Fund
<b>Invoice No.</b>	I016415
<b>Amount Due</b>	0.00
<b>Due Date</b>	7 September 2021

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

Cheque     Visa     Mastercard

Card No.                CCV    Expiry Date .....

Cardholder ..... Signature .....

J & B Investment Fund  
2/33 Premier Cct  
WARANA  
QLD 4575  
Australia

**Tax Invoice**  
**I018757**

**Date**  
23 May 2022

### Description

Preparation of your Business Activity Statement (BAS) for the quarter ended 31 March 2022 from records provided by you, including electronic lodgement of the BAS with the Australian Taxation Office on your behalf.

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

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

**Due Date: 6 June 2022**

**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** J & B Investment Fund

**Invoice No.** I018757

**Amount Due** 0.00

**Due Date** 6 June 2022



J & B Investment Fund  
2/33 Premier Cct  
WARANA  
QLD 4575  
Australia

**Tax Invoice**  
**I017708**  
  
**Date**  
13 January 2022

**Description**

Preparation of your Business Activity Statement (BAS) for the quarter ended 31 December 2021 from records provided by you, including electronic lodgement of the BAS with the Australian Taxation Office on your behalf.

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

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

**Due Date: 27 January 2022**

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** J & B Investment Fund  
**Invoice No.** I017708  
**Amount Due** 0.00  
**Due Date** 27 January 2022



ABN 17 141 062 508  
 Suite 2 / 10 Lake Kawana Bvd, Birtinya QLD 4575  
 Phone: (07) 5437 8888  
 Email: info@initiativegroup.com.au

J & B Investment Fund  
 2/33 Premier Cct  
 WARANA  
 QLD 4575  
 Australia

**Tax Invoice**  
**I017310**

**Date**  
 18 November 2021

**Description**

Preparation of your Business Activity Statement (BAS) for the quarter ended 30 September 2021 from records provided by you, including electronic lodgement of the BAS with the Australian Taxation Office on your behalf.

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

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

**Due Date: 2 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)

<b>Customer</b>	J & B Investment Fund
<b>Invoice No.</b>	I017310
<b>Amount Due</b>	0.00
<b>Due Date</b>	2 December 2021

Cheque  Visa  Mastercard

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

Cardholder ..... Signature .....

total =1327.30+1675.99=\$3,003.29✓



Sunshine Coast Office: PO Box 287, Mooloolaba QLD 4557 (120 Brisbane Rd) P 07 5458 5458 F 07 5478 0088 Email admin@kbw.com.au ABN: 28 112 050 334

Management Services Community Title Consultants

ABN 71 701 879 907

PAID stamp with handwritten date 21/7/21 and CHO. No.

Body Corporate and Community Management Act 1997

# NOTICE OF MAINTENANCE CONTRIBUTIONS

Jones & Brown Holdings Pty Ltd  
Atf J & B Investment Trust  
PO Box 583  
MOFFAT BEACH QLD 4551

Date of Notice	20 July 2021		
A/c No	2		
Lot No	2	Unit No	2
Contrib Ent.	1		
Interest Ent.	161		

Body Corporate for

## PREMIER JUNCTION CTS 34501

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/09/21 to 28/02/22	01/09/21	643.30	128.66	01/09/21	514.64
Sinking Fund	01/09/21 to 28/02/22	01/09/21	416.67	83.33	01/09/21	333.34
Insurance Fund	01/09/21 to 28/02/22	01/09/21	599.15	119.83	01/09/21	479.32
<b>Totals</b>			<b>1659.12</b>	<b>331.82</b>		<b>\$1,327.30</b>

**Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.**

**AMOUNT PAYABLE: \$1,659.12 (less \$331.82 if paid by discount date = \$1,327.30)**

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below  
Please make your cheque payable to Body Corporate for PREMIER JUNCTION CTS 34501

Teller stamp and initials

In terms of the Justice and other Legislation (COVID19 Emergency Response) Amendment Bill, overdue interest will not be charged for the period 1.5.2020 to 1.11.2021  
If paying at Australia Post, please add \$2.75 processing fee, or \$2.75 will be deducted from the payment leaving your account owing \$2.75 which will affect your discount. Thank you.

Amount Paid
\$
Date Paid
/ /



KBW Community Mgmt Pty Ltd

DEFT Reference Number: 218176550 1000 0000 029

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

	Billier Code: 96503 Ref: 218176550 1000 0000 029
--	---

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

Account	BODY CORPORATE FOR PREMIER JUNCTION CTS 34501
Lot No.	2
Owner	JONES & BROWN HOLDINGS PTY LTD

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

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

All cheques must be made payable to: Body Corporate For Premier Junction CTS 34501

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

**NET AMOUNT DUE**  
**DUE DATE 01/09/21**  
**\$1,327.30**



\*442 218176550 1000000029

+218176550 1000000029<

000132730<4+

20/4/22

## Sunshine Coast Office:

PO Box 287, Mooloolaba QLD 4557 (120 Brisbane Rd)

P 07 5458 5458 F 07 5478 0088

Email admin@kbw.com.au ABN: 28 112 050 334

Management Services Community Title Consultants

Body Corporate and Community Management Act 1997  
**NOTICE OF OVERDUE LEVIES**

First Notice

Jones & Brown Holdings Pty Ltd  
Atf J & B Investment Trust  
PO Box 583  
MOFFAT BEACH QLD 4551

Date			
17 March 2022			
A/c No	2	Lot No	2
Unit	2	Page	1

Body Corporate For

**PREMIER JUNCTION CTS 34501**

Unpaid Levies							Account Balances	
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount		
Administrative Fund	01/03/22 to 31/08/22	01/03/22	563.28	0.00		563.28	Administrative Fund	563.28
Sinking Fund	01/03/22 to 31/08/22	01/03/22	416.67	0.00		416.67	Sinking Fund	416.67
Insurance Fund	01/03/22 to 31/08/22	01/03/22	696.04	0.00		696.04	Insurance Fund	696.04
<b>Gross Amount Due:</b>			<b>\$1,675.99</b>	<b>Discount:</b>	<b>Nil</b>	<b>Net Amount Due: \$1,675.99</b>		

**Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.**

Teller stamp and initials

In terms of the Justice and other Legislation (COVID19 Emergency Response) Amendment Bill, overdue interest will not be charged for the period 1.5.2020 to 30.4.2022. If paying at Australia Post, please add \$2.75 processing fee, or \$2.75 will be deducted from the payment leaving your account owing \$2.75 which will affect your discount. Thank you.

Amount Paid

\$

Date Paid

/ /



**DEFT**  
PAYMENT SYSTEMS

KBW COMMUNITY MGMT PTY LTD

DEFT Reference Number: 218176550 1000 0000 029



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



Billier Code: 96503  
Ref: 218176550 1000 0000 029



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

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

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



Pay in-store at Australia Post by cheque  
or EFTPOS



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

Account	BODY CORPORATE FOR PREMIER JUNCTION CTS 34501
Lot No.	2
Owner	JONES & BROWN HOLDINGS PTY LTD

All cheques must be made payable to:  
Body Corporate For Premier Junction  
CTS 34501



\*496 218176550 10000000029

+218176550 10000000029&lt;

TOTAL AMOUNT DUE  
DUE DATE 17/03/22

**\$1,675.99** ✓

000167599&lt;4+



total=1208+1208=\$2,416 ✓

**PAID**  
 DATE: 30/7/21  
 CHQ. No.

008279 002



BROWN PROPERTY PTY LTD TTE  
 PREMIER JUNCTION  
 2/33 PREMIER CCT  
 WARANA QLD 4575

**HALF YEARLY RATE NOTICE FOR PERIOD**

1 July 2021 to 31 December 2021

**ISSUE DATE** 20 July 2021  
**PROPERTY NO.** **219093**  
**VALUATION** \$103,614  
**PAYMENT REFERENCE NO.** 101180361  
**DUE DATE FOR PAYMENT** **20 August 2021**

**AMOUNT PAYABLE** **\$1,208.00** ✓

**PROPERTY LOCATION:** Premier Junction, 2/33 Premier Cct WARANA QLD 4575

**PROPERTY DESCRIPTION:** Lot 2 SP 169828

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 2U		Minimum Rate =	692.50
Waste Bin - 140 Litre - Commercial	1 x	\$335.60 x .5 =	167.80
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 3	1 x	\$558.40 x .5 =	279.20
<b>TOTAL:</b>			<b>\$1,208.00</b>

Please review the enclosed Schedule of Rates to confirm your rate category.  
 Did you know you can set up a payment arrangement to pay your rates over the 6 month rating period?  
 Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

**PAYMENT OPTIONS**

**PROPERTY NO.**  
219093  
**BROWN PROPERTY PTY LTD TTE**

**AMOUNT PAYABLE**  
1,208.00

**DUE DATE**  
20 August 2021

**iB PAY**  
**Biller Code:** 18259  
**Ref:** 101180361

**Telephone & Internet Banking – BPAY®**  
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

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

  
 \*214 101180361


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





**Credit Card by Phone**  
 Phone 13 18 16 and follow the prompts  
**Billpay Code:** 0214  
**Ref:** 1 0118 0361  
 MasterCard & Visa accepted

**Internet**  
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts  
**Ref:** 1 0118 0361  
 MasterCard & Visa accepted

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



PAID  
DATE: 25/01/22  
BY: [Signature]

006232 002



BROWN PROPERTY PTY LTD TTE  
PREMIER JUNCTION  
2/33 PREMIER CCT  
WARANA QLD 4575

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2022 to 30 June 2022

ISSUE DATE: 25 January 2022  
PROPERTY NO.: **219093**  
VALUATION: \$103,614  
PAYMENT REFERENCE NO.: 101180361  
DUE DATE FOR PAYMENT: **25 February 2022**

**AMOUNT PAYABLE \$1,208.00 ✓**

PROPERTY LOCATION: Premier Junction, 2/33 Premier Cct WARANA QLD 4575

PROPERTY DESCRIPTION: Lot 2 SP 169828

RATES AND CHARGES

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 2U		Minimum Rate =	692.50
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State Emergency Management Levy: Class A Group 3	1 x	\$558.40 x .5 =	279.20
<b>TOTAL:</b>			<b>\$1,208.00</b>

Please review the enclosed Schedule of Rates to confirm your rate category.  
Did you know you can set up a payment arrangement to pay your rates over the 6 month rating period?  
Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

PAYMENT OPTIONS

PROPERTY NO.  
219093  
BROWN PROPERTY PTY LTD TTE

AMOUNT PAYABLE  
1,208.00

DUE DATE  
25 February 2022

**BPAY**  
Billers Code: 18259  
Ref: 101180361

**Telephone & Internet Banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

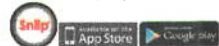
**Post Billpay**  
Pay in Person at any Post Office, Credit Card not accepted.



\*214 101180361

**Pay using your smartphone**

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



Credit Card by Phone  
Phone 13 18 16 and follow the prompts  
Billpay Code: 0214  
Ref: 1 0118 0361  
MasterCard & Visa accepted

Internet  
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts  
Ref: 1 0118 0361  
MasterCard & Visa accepted

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







Unitywater

Serving you today,  
investing in tomorrow.



## 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



Brown Holdings Pty Ltd TTE  
Unit 2/33 Premier Cct  
WARANA QLD 4575

total=240.24+344.41+258.89+262.42=\$1,105.96 ✓

Account number	99685206
Payment reference	0996 8520 67
Property	Premier Junction, Unit 2/33 Premier Cct, WARANA, QLD

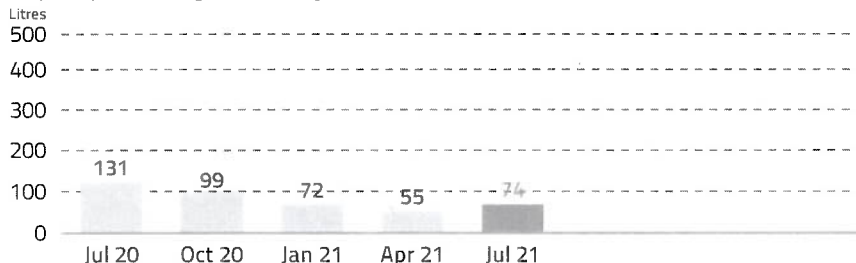
Bill number	7121846675
Billing period	17 Apr 2021 91 days to 16 Jul 2021
Issue date	21 Jul 2021
Approximate date of next meter reading	15 Oct 2021

### 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



## Locking in prices to keep bills low

See how far your money goes

Read the information with your bill to find out more about your 2021-22 pricing

### Easy ways to pay For other payment options - see over



BPAY<sup>®</sup>

**Biller Code: 130393**

**Ref: 0996 8520 67**

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

Find out more at [bpay.com.au](http://bpay.com.au)

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Direct Debit

Login to My Account at  
[unitywater.com](http://unitywater.com) to set up  
automatic payments from your  
bank account or credit card or  
call us for assistance.

### SmoothPay

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



## WATER AND SEWERAGE YOUR BILL

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

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



Brown Holdings Pty Ltd TTE  
Unit 2/33 Premier Cct  
WARANA QLD 4575

Account number	99685206
Payment reference	0996 8520 67
Property	Premier Junction, Unit 2/33 Premier Cct, WARANA, QLD

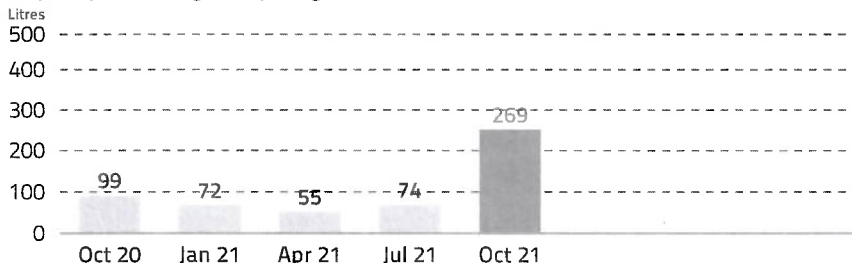
Bill number	7122204640
Billing period	17 Jul 2021 91 days to 15 Oct 2021
Issue date	26 Oct 2021
Approximate date of next meter reading	14 Jan 2022

### 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



### WATER RESTRICTIONS COULD BE COMING THIS SUMMER

As dam levels drop, we need more Local Water Legends to help save water – act now.

Find out more at [unitywater.com/restrictions-at-work](http://unitywater.com/restrictions-at-work)



### Easy ways to pay For other payment options - see over



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Login to My Account at [unitywater.com](http://unitywater.com) to set up automatic payments from your bank account or credit card or call us for assistance.

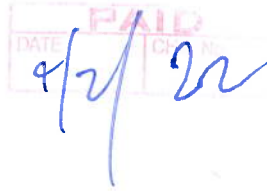
### SmoothPay

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





  
Brown Holdings Pty Ltd TTE  
Unit 2/33 Premier Cct  
WARANA QLD 4575



## 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	99685206
Payment reference	0996 8520 67
Property	Premier Junction, Unit 2/33 Premier Cct, WARANA, QLD

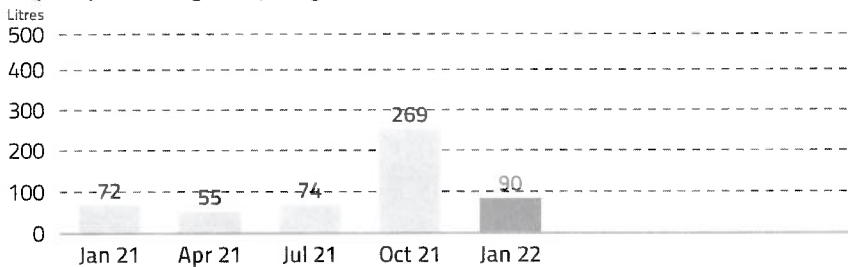
Bill number	7122532852
Billing period	16 Oct 2021 94 days to 17 Jan 2022
Issue date	24 Jan 2022
Approximate date of next meter reading	14 Apr 2022

### 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



## 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](http://unitywater.com/sustainability)

## Easy ways to pay For other payment options - see over



BPAY<sup>®</sup>  
Biller Code: 130393  
Ref: 0996 8520 67

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to pay from your cheque, savings, debit,  
credit card or transaction account.

Find out more at [bpay.com.au](http://bpay.com.au)

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Direct Debit  
Login to My Account at  
[unitywater.com](http://unitywater.com) to set up  
automatic payments from your  
bank account or credit card or  
call us for assistance.

### SmoothPay

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



Brown Holdings Pty Ltd TTE  
Unit 2/33 Premier Cct  
WARANA QLD 4575

22/5/22

## 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 99685206

Payment reference 0996 8520 67

Property Premier Junction, Unit 2/33  
Premier Cct, WARANA, QLD

Bill number 7122877441

Billing period 18 Jan 2022  
93 days to 20 Apr 2022

Issue date 25 Apr 2022

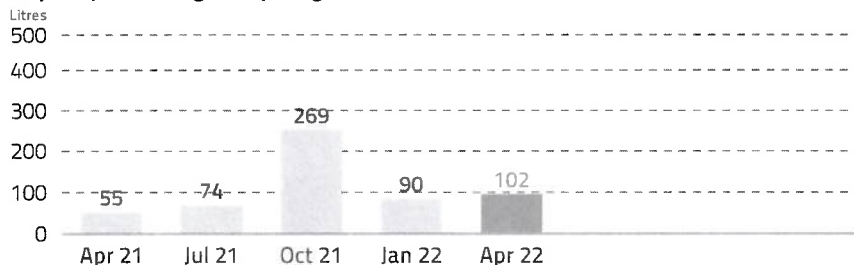
Approximate date  
of next meter reading 14 Jul 2022

### 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



## 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](http://unitywater.com/sustainability)

## Easy ways to pay For other payment options - see over



BPAY<sup>®</sup>

Biller Code: 130393

Ref: 0996 8520 67

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

Find out more at [bpay.com.au](http://bpay.com.au)

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Direct Debit

Login to My Account at  
[unitywater.com](http://unitywater.com) to set up  
automatic payments from your  
bank account or credit card or  
call us for assistance.

SmoothPay

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

20 June 2022 ✓

# Harcourts Caloundra

Licensee: Luke Carter Enterprises Pty Ltd  
ATF The Carter Family Trust  
ABN: 63 760 634 534  
Harcourts Caloundra  
5/115 Bulcock Street,  
Caloundra  
(PO BOX 1818, Caloundra)  
QLD 4551

J & N Brown Super Investment Pty Ltd  
Sent via email; [jim@inshorebuild.com.au](mailto:jim@inshorebuild.com.au)

P (07) 5438 1177  
F (07) 5491 7859  
E [caloundra@harcourts.com.au](mailto:caloundra@harcourts.com.au)

Dear Jim,

**RE: 2/33 Premier Circuit, Warana**

Thank you for inviting me to appraise your wonderful property at 2/33 Premier Circuit, Warana. It is my opinion based on current market conditions and recent sales that your property's valuation is \$600,000. ✓

I have determined this price by researching recent nearby sales and using my intimate knowledge of the local commercial property market. Although I understand that no two properties are alike I have tried to make genuine comparisons by using the most recent and relevant nearby commercial properties on the market.

Should you wish to discuss this valuation in more detail or require any further information please do not hesitate contact me at any time on 0477 000 489.

Kind regards,



**Jamie Willems**  
Sales Consultant

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50574544	<b>Search Date:</b> 16/03/2023 14:13
<b>Date Title Created:</b> 29/09/2005	<b>Request No:</b> 43872291
<b>Previous Title:</b> 50487774	

### ESTATE AND LAND

Estate in Fee Simple

#### LOT 2 SURVEY PLAN 169828

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 34501

### REGISTERED OWNER

Dealing No: 718760907 22/05/2018

**BROWN PROPERTY PTY LTD** A.C.N. 161 910 818  
UNDER INSTRUMENT 715058190

TRUSTEE

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10364162 (POR 15)
2. MORTGAGE No 717625429 04/11/2016 at 13:35  
JAMES LEIGH BROWN  
NICOLA BROWN JOINT TENANTS

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

Date	Description	Debit	Credit	Balance <sup>1</sup>
22 Nov 2022	<u>WITHDRAWAL ONLINE 1376642 TFR Westpac DIY Transfer ATO</u>	-\$1,500.00		\$20,402.26
17 Nov 2022	<u>DEPOSIT ONLINE 2596868 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$21,902.26
10 Nov 2022	<u>DEPOSIT ONLINE 2622139 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$21,352.26
9 Nov 2022	<u>WITHDRAWAL ONLINE 1768344 TFR Westpac DIY Unity Water</u>	-\$242.09		\$20,802.26
9 Nov 2022	<u>WITHDRAWAL ONLINE 1716179 TFR Westpac DIY Trans ATO</u>	-\$1,260.00		\$21,044.35
9 Nov 2022	<u>WITHDRAWAL ONLINE 1700018 TFR Westpac DIY Transfer Initiativ</u>	-\$440.00		\$22,304.35
3 Nov 2022	<u>DEPOSIT ONLINE 2555570 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$22,744.35
31 Oct 2022	<u>INTEREST PAID</u>		\$17.84	\$22,194.35
27 Oct 2022	<u>DEPOSIT ONLINE 2485045 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$22,176.51
20 Oct 2022	<u>DEPOSIT ONLINE 2583806 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$21,626.51
13 Oct 2022	<u>DEPOSIT ONLINE 2547460 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$21,076.51
6 Oct 2022	<u>DEPOSIT ONLINE 2606239 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$20,526.51
30 Sep 2022	<u>INTEREST PAID</u>		\$12.76	\$19,976.51
29 Sep 2022	<u>DEPOSIT ONLINE 2495434 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$19,963.75
23 Sep 2022	<u>DEPOSIT ONLINE 2581743 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$19,413.75
15 Sep 2022	<u>DEPOSIT ONLINE 2646690 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$18,863.75
8 Sep 2022	<u>DEPOSIT ONLINE 2579566 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$18,313.75
1 Sep 2022	<u>DEPOSIT ONLINE 2966979 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$17,763.75
31 Aug 2022	<u>INTEREST PAID</u>		\$6.84	\$17,213.75
25 Aug 2022	<u>DEPOSIT ONLINE 2633249 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$17,206.91
18 Aug 2022	<u>DEPOSIT ONLINE 2687317 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$16,656.91
11 Aug 2022	<u>DEPOSIT ONLINE 2605166 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$16,106.91
8 Aug 2022	<u>WITHDRAWAL ONLINE 1827960 TFR Westpac DIY Trans unity Water</u>	-\$258.04		\$15,556.91
8 Aug 2022	<u>WITHDRAWAL ONLINE 1822621 TFR Westpac DIY Council Rates</u>	-\$1,298.40		\$15,814.95
8 Aug 2022	<u>WITHDRAWAL ONLINE 1805995 TFR Westpac DIY Body Corp Fees</u>	-\$1,334.04		\$17,113.35
4 Aug 2022	<u>DEPOSIT ONLINE 2624865 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$18,447.39
29 Jul 2022	<u>INTEREST PAID</u>		\$1.85	\$17,897.39
28 Jul 2022	<u>DEPOSIT ONLINE 2476185 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$17,895.54
21 Jul 2022	<u>DEPOSIT ONLINE 2562177 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$17,345.54
14 Jul 2022	<u>DEPOSIT ONLINE 2608918 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$16,795.54
8 Jul 2022	<u>WITHDRAWAL ONLINE 1953785 TFR Westpac DIY ATO transfer</u>	-\$1,592.00		\$16,245.54
7 Jul 2022	<u>DEPOSIT ONLINE 2475915 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$17,837.54
30 Jun 2022	<u>DEPOSIT ONLINE 2779252 PYMT INSHORE BU</u>			\$17,287.54

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## Account activity

**J&B Investment Fund** ✓  
034-243 329586 ✓

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**\$24,375.94**

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Date ▼	Description	Debit	Credit	Balance <u>1</u>
16 Feb 2023	<a href="#">DEPOSIT ONLINE 2506231 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$24,375.94
9 Feb 2023	<a href="#">DEPOSIT ONLINE 2523187 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$23,825.94
2 Feb 2023	<a href="#">DEPOSIT ONLINE 2551831 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$23,275.94
31 Jan 2023	<a href="#">WITHDRAWAL ONLINE 1835987 TFR Westpac DIY SC Rates</a>	-\$1,298.40		\$22,725.94
31 Jan 2023	<a href="#">WITHDRAWAL ONLINE 1829911 TFR Westpac DIY unity water trans</a>	-\$264.97		\$24,024.34
31 Jan 2023	<a href="#">WITHDRAWAL ONLINE 1738536 TFR Westpac DIY Trans Initiative</a>	-\$220.00		\$24,289.31
31 Jan 2023	<a href="#">INTEREST PAID</a>		\$21.08	\$24,509.31
27 Jan 2023	<a href="#">DEPOSIT ONLINE 2650667 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$24,488.23
19 Jan 2023	<a href="#">DEPOSIT ONLINE 2633793 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$23,938.23
18 Jan 2023	<a href="#">WITHDRAWAL ONLINE 1814546 TFR Westpac DIY Trans ATO</a>	-\$1,210.00		\$23,388.23
12 Jan 2023	<a href="#">DEPOSIT ONLINE 2721075 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$24,598.23
5 Jan 2023	<a href="#">DEPOSIT ONLINE 2617983 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$24,048.23
30 Dec 2022	<a href="#">INTEREST PAID</a>		\$18.18	\$23,498.23
29 Dec 2022	<a href="#">DEPOSIT ONLINE 2887541 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$23,480.05
22 Dec 2022	<a href="#">DEPOSIT ONLINE 2443532 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$22,930.05
15 Dec 2022	<a href="#">DEPOSIT ONLINE 2558153 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$22,380.05
8 Dec 2022	<a href="#">DEPOSIT ONLINE 2768629 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$21,830.05
2 Dec 2022	<a href="#">WITHDRAWAL ONLINE 1273480 TFR Westpac DIY ATO Trans</a>	-\$240.00		\$21,280.05
1 Dec 2022	<a href="#">DEPOSIT ONLINE 2640128 PYMT INSHORE BU Inshore Build Rent</a>		\$550.00	\$21,520.05
30 Nov 2022	<a href="#">INTEREST PAID</a>		\$17.79	\$20,970.05
24 Nov 2022	<a href="#">DEPOSIT ONLINE 2440412 PYMT INSHORE BU</a>			\$20,952.26

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total interest received=\$8.96 ✓

Date	Description	Debit	Credit	Balance
30 Jun 2022	<u>INTEREST PAID</u>		\$0.52 ✓	\$16,737.54
29 Jun 2022	<u>DEPOSIT ONLINE 2585063 PYMT INSHORE BU Inshorebuild Rent</u>		\$9,900.00	\$16,737.02
23 Jun 2022	<u>DEPOSIT ONLINE 2524458 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$6,837.02
20 Jun 2022	<u>WITHDRAWAL ONLINE 1999650 TFR Westpac DIY Trans Initiative</u>	-\$220.00		\$6,287.02
16 Jun 2022	<u>DEPOSIT ONLINE 2763216 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$6,507.02
9 Jun 2022	<u>DEPOSIT ONLINE 2501640 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$5,957.02
2 Jun 2022	<u>DEPOSIT ONLINE 2534323 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$5,407.02
31 May 2022	<u>INTEREST PAID</u>		\$0.19 ✓	\$4,857.02
26 May 2022	<u>DEPOSIT ONLINE 2409176 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$4,856.83
23 May 2022	<u>WITHDRAWAL ONLINE 1148149 TFR Westpac DIY Unity Water</u>	-\$262.42		\$4,306.83
19 May 2022	<u>DEPOSIT ONLINE 2787623 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$4,569.25
12 May 2022	<u>DEPOSIT ONLINE 2424693 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$4,019.25
5 May 2022	<u>DEPOSIT ONLINE 2603474 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$3,469.25
29 Apr 2022	<u>INTEREST PAID</u>		\$0.02 ✓	\$2,919.25
28 Apr 2022	<u>DEPOSIT ONLINE 2659483 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$2,919.23
21 Apr 2022	<u>DEPOSIT ONLINE 2580792 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$2,369.23
14 Apr 2022	<u>DEPOSIT ONLINE 2458162 PYMT INSHORE BU Inshore Build Rent</u>		\$550.00	\$1,819.23
11 Apr 2022	<u>WITHDRAWAL ONLINE 1882916 TFR Westpac DIY Trans Initiative</u>	-\$2,462.30		\$1,269.23
31 Mar 2022	<u>INTEREST PAID</u>		\$0.03 ✓	\$3,731.53
28 Feb 2022	<u>INTEREST PAID</u>		\$0.02 ✓	\$3,731.50
4 Feb 2022	<u>WITHDRAWAL ONLINE 1276987 TFR Westpac DIY Transfer rates</u>	-\$1,208.00		\$3,731.48
4 Feb 2022	<u>WITHDRAWAL ONLINE 1268886 TFR Westpac DIY Transfer Unity wat</u>	-\$258.89		\$4,939.48
31 Jan 2022	<u>INTEREST PAID</u>		\$0.05 ✓	\$5,198.37
18 Jan 2022	<u>WITHDRAWAL ONLINE 1198972 TFR Westpac DIY Initiative Trans</u>	-\$220.00		\$5,198.32
18 Jan 2022	<u>WITHDRAWAL ONLINE 1197274 TFR Westpac DIY ATO Trans</u>	-\$1,592.00		\$5,418.32
31 Dec 2021	<u>INTEREST PAID</u>		\$0.06 ✓	\$7,010.32
16 Dec 2021	<u>WITHDRAWAL ONLINE 1922217 TFR Westpac DIY Initiative trans</u>	-\$220.00		\$7,010.26
14 Dec 2021	<u>WITHDRAWAL ONLINE 1066669 TFR Westpac DIY ATO</u>	-\$1,592.00		\$7,230.26
30 Nov 2021	<u>INTEREST PAID</u>		\$0.07 ✓	\$8,822.26
2 Nov 2021	<u>WITHDRAWAL ONLINE 1268107 TFR Westpac DIY Unity Water Trans</u>	-\$344.41		\$8,822.19
29 Oct 2021	<u>INTEREST PAID</u>		\$1.69 ✓	\$9,166.60
28 Oct 2021	<u>WITHDRAWAL ONLINE 1094760 TFR Westpac DIY Super Transfer</u>	-\$35.000 00		\$9,164.91

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Date	Description	Debit	Credit	Balance
30 Sep 2021	<u>INTEREST PAID</u>		\$1.81 ✓	\$44,164.91
31 Aug 2021	<u>WITHDRAWAL ONLINE 1825567 TFR Westpac DIY ATO transfer</u>	-\$6,955.00		\$44,163.10
31 Aug 2021	<u>INTEREST PAID</u>		\$2.27 ✓	\$51,118.10
30 Aug 2021	<u>WITHDRAWAL ONLINE 1402804 TFR Westpac DIY ATO Trans</u>	-\$671.00		\$51,115.83
30 Aug 2021	<u>WITHDRAWAL ONLINE 1398772 TFR Westpac DIY Initiative trans</u>	-\$220.00		\$51,786.83
30 Jul 2021	<u>WITHDRAWAL ONLINE 1718727 TFR Westpac DIY Council Rates</u>	-\$1,208.00		\$52,006.83
30 Jul 2021	<u>INTEREST PAID</u>		\$2.23 ✓	\$53,214.83
22 Jul 2021	<u>WITHDRAWAL ONLINE 1233007 TFR Westpac DIY Unity water</u>	-\$240.24		\$53,212.60
21 Jul 2021	<u>WITHDRAWAL ONLINE 1054873 TFR Westpac DIY Body Corp fees</u>	-\$1,327.30		\$53,452.84
30 Jun 2021	<u>INTEREST PAID</u>		\$1.11	\$54,780.14
29 Jun 2021	<u>DEPOSIT ONLINE 2379168 PYMT INSHORE BU Inshore Rent</u>		\$28,600.00	\$54,779.03
31 May 2021	<u>INTEREST PAID</u>		\$1.11	\$26,179.03
30 Apr 2021	<u>INTEREST PAID</u>		\$1.08	\$26,177.92
23 Apr 2021	<u>WITHDRAWAL ONLINE 1377421 TFR Westpac DIY Unity water transf</u>	-\$222.51		\$26,176.84

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1. Running balance means the balance in your account, based on the deposits and withdrawals we've recorded on your account at a particular point in time. [g](#)

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Date ▼	Description	Debit	Credit	Balance <sup>1</sup>
31 Oct 2022	<u>INTEREST PAID</u>		\$0.03	\$47.34
30 Sep 2022	<u>INTEREST PAID</u>		\$0.03	\$47.31
31 Aug 2022	<u>INTEREST PAID</u>		\$0.01	\$47.28
8 Aug 2022	<u>WITHDRAWAL ONLINE 8460399 BPAY DEFT PAYME Body Corp Fees</u>	-\$1,334.04		\$47.27
8 Aug 2022	<u>WITHDRAWAL ONLINE 7700571 BPAY UNITYWATER Unity Water</u>	-\$258.04		\$1,381.31
8 Aug 2022	<u>WITHDRAWAL ONLINE 6984238 BPAY SUNSHINE C Council Rates</u>	-\$1,298.40		\$1,639.35
8 Aug 2022	<u>DEPOSIT ONLINE 2827960 TFR Westpac DIY Trans Unity Water</u>		\$258.04	\$2,937.75
8 Aug 2022	<u>DEPOSIT ONLINE 2822621 TFR Westpac DIY Trans Council Rate</u>		\$1,298.40	\$2,679.71
8 Aug 2022	<u>DEPOSIT ONLINE 2805995 TFR Westpac DIY Body Corp Fees</u>		\$1,334.04	\$1,381.31
8 Jul 2022	<u>WITHDRAWAL ONLINE 5634764 BPAY TAX OFFICE ATO</u>	-\$1,592.00		\$47.27
8 Jul 2022	<u>DEPOSIT ONLINE 2953786 TFR Westpac DIY ATO transfer</u>		\$1,592.00	\$1,639.27
20 Jun 2022	<u>WITHDRAWAL-OSKO PAYMENT 1908803 INITIATIVE Initiative</u>	-\$220.00		\$47.27 ✓
20 Jun 2022	<u>DEPOSIT ONLINE 2999650 TFR Westpac DIY Trans Initiative</u>		\$220.00	\$267.27
23 May 2022	<u>WITHDRAWAL ONLINE 1600549 BPAY UNITYWATER Unity water</u>	-\$262.42		\$47.27
23 May 2022	<u>DEPOSIT ONLINE 2148151 TFR Westpac DIY Unity Water</u>		\$262.42	\$309.69
21 Apr 2022	<u>WITHDRAWAL-OSKO PAYMENT 1064525 Jim Brown Super Fund Super Transfer</u>	-\$2,000.00		\$47.27
20 Apr 2022	<u>WITHDRAWAL ONLINE 2681885 BPAY DEFT PAYME Office Body Corp</u>	-\$1,675.99		\$2,047.27
19 Apr 2022	<u>DEPOSIT ATO ATO006000016112323</u>		\$3,713.50	\$3,723.26
11 Apr 2022	<u>WITHDRAWAL-OSKO PAYMENT 1812393 INITIATIVE Initiative</u>	-\$2,462.30		\$9.76
11 Apr 2022	<u>DEPOSIT ONLINE 2882916 TFR Westpac DIY Trans Initiative</u>		\$2,462.30	\$2,472.06
4 Feb 2022	<u>WITHDRAWAL ONLINE 9091639 BPAY SUNSHINE C Council Rates</u>	-\$1,208.00		\$9.76
4 Feb 2022	<u>WITHDRAWAL ONLINE 0540305 BPAY UNITYWATER Unity Water</u>	-\$258.89		\$1,217.76
4 Feb 2022	<u>DEPOSIT ONLINE 2276988 TFR Westpac DIY Transfer rates</u>		\$1,208.00	\$1,476.65
4 Feb 2022	<u>DEPOSIT ONLINE 2268887 TFR Westpac DIY Trans unity water</u>		\$258.89	\$268.65
18 Jan 2022	<u>WITHDRAWAL ONLINE 0710830 BPAY TAX OFFICE ATO BAS</u>	-\$1,592.00		\$9.76
18 Jan 2022	<u>WITHDRAWAL-OSKO PAYMENT 1223716 INITIATIVE Initiative</u>	-\$220.00		\$1,601.76
18 Jan 2022	<u>DEPOSIT ONLINE 2198973 TFR Westpac DIY Initiative Trans</u>		\$220.00	\$1,821.76
18 Jan 2022	<u>DEPOSIT ONLINE 2197274 TFR Westpac DIY ATO Trans</u>		\$1,592.00	\$1,601.76
16 Dec 2021	<u>WITHDRAWAL-OSKO PAYMENT 1944306 INITIATIVE Initiative</u>	-\$220.00		\$9.76
16 Dec 2021	<u>DEPOSIT ONLINE 2922217 TFR Westpac DIY Initiative trans</u>		\$220.00	\$229.76
14 Dec 2021	<u>WITHDRAWAL ONLINE 8818339 BPAY TAX OFFICE ATO</u>	-\$1,592.00		\$9.76
14 Dec 2021	<u>DEPOSIT ONLINE 2066670 TFR Westpac DIY ATO</u>		\$1,592.00	\$1,601.76



## Account activity

**J&B Investment fund** ✓  
**savings**  
 034-243 329594 ✓

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**\$47.44**

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Date ▼	Description	Debit	Credit	Balance <sub>1</sub>
31 Jan 2023	<a href="#">WITHDRAWAL ONLINE 9039777 BPAY SUNSHINE C SC Rates</a>	-\$1,298.40		\$47.44
31 Jan 2023	<a href="#">WITHDRAWAL ONLINE 1779480 BPAY UNITYWATER Unity Water</a>	-\$264.97		\$1,345.84
31 Jan 2023	<a href="#">WITHDRAWAL-OSKO PAYMENT 1741001 INITIATIVE Initiative</a>	-\$220.00		\$1,610.81
31 Jan 2023	<a href="#">DEPOSIT ONLINE 2835988 TFR Westpac DIY SC Rates</a>		\$1,298.40	\$1,830.81
31 Jan 2023	<a href="#">DEPOSIT ONLINE 2829911 TFR Westpac DIY Trans unity wter</a>		\$264.97	\$532.41
31 Jan 2023	<a href="#">DEPOSIT ONLINE 2738537 TFR Westpac DIY Trans Initiative</a>		\$220.00	\$267.44
31 Jan 2023	<a href="#">INTEREST PAID</a>		\$0.04	\$47.44
18 Jan 2023	<a href="#">WITHDRAWAL ONLINE 0355396 BPAY TAX OFFICE ATO BAS</a>	-\$1,210.00		\$47.40
18 Jan 2023	<a href="#">DEPOSIT ONLINE 2814546 TFR Westpac DIY Transfer ATO</a>		\$1,210.00	\$1,257.40
30 Dec 2022	<a href="#">INTEREST PAID</a>		\$0.03	\$47.40
2 Dec 2022	<a href="#">WITHDRAWAL ONLINE 5910533 BPAY TAX OFFICE ATO</a>	-\$240.00		\$47.37
2 Dec 2022	<a href="#">DEPOSIT ONLINE 2273480 TFR Westpac DIY ATO Trans</a>		\$240.00	\$287.37
30 Nov 2022	<a href="#">INTEREST PAID</a>		\$0.03	\$47.37
22 Nov 2022	<a href="#">WITHDRAWAL ONLINE 9275737 BPAY TAX OFFICE ATO BAS</a>	-\$1,500.00		\$47.34
22 Nov 2022	<a href="#">DEPOSIT ONLINE 2376642 TFR Westpac DIY Transfer ATO</a>		\$1,500.00	\$1,547.34
9 Nov 2022	<a href="#">WITHDRAWAL ONLINE 6483815 BPAY UNITYWATER Unity Water</a>	-\$242.09		\$47.34
9 Nov 2022	<a href="#">WITHDRAWAL ONLINE 2452326 BPAY TAX OFFICE ATO BAS</a>	-\$1,260.00		\$289.43
9 Nov 2022	<a href="#">WITHDRAWAL-OSKO PAYMENT 1716287 INITIATIVE Initiative</a>	-\$440.00		\$1,549.43
9 Nov 2022	<a href="#">DEPOSIT ONLINE 2768344 TFR Westpac DIY Trans Unity water</a>		\$242.09	\$1,989.43
9 Nov 2022	<a href="#">DEPOSIT ONLINE 2716179 TFR Westpac DIY Trans ATO</a>		\$1,260.00	\$1,747.34
9 Nov 2022	<a href="#">DEPOSIT ONLINE 2700018 TFR Westpac DIY Trans Initiative</a>		\$440.00	\$487.34

Date ▼	Description	Debit	Credit	Balance <sup>1</sup>
2 Nov 2021	<u>WITHDRAWAL ONLINE 5375890 BPAY UNITYWATER Unity water</u>	-\$344.41		\$9.76
2 Nov 2021	<u>DEPOSIT ONLINE 2268108 TFR Westpac DIY Unity Water Trans</u>		\$344.41	\$354.17
28 Oct 2021	<u>WITHDRAWAL-OSKO PAYMENT 1062362 JB Superfund Superfund Transfer</u>	-\$35,000.00		\$9.76
28 Oct 2021	<u>DEPOSIT ONLINE 2094761 TFR Westpac DIY Super Transfer</u>		\$35,000.00	\$35,009.76
31 Aug 2021	<u>WITHDRAWAL ONLINE 8587433 BPAY TAX OFFICE ATO</u>	-\$6,955.00		\$9.76
31 Aug 2021	<u>DEPOSIT ONLINE 2825568 TFR Westpac DIY ATO transfer</u>		\$6,955.00	\$6,964.76
30 Aug 2021	<u>WITHDRAWAL ONLINE 1452630 BPAY TAX OFFICE ATO</u>	-\$671.00		\$9.76
30 Aug 2021	<u>WITHDRAWAL-OSKO PAYMENT 1434294 INITIATIVE Initiative</u>	-\$220.00		\$680.76
30 Aug 2021	<u>DEPOSIT ONLINE 2402805 TFR Westpac DIY ATO trans</u>		\$671.00	\$900.76
30 Aug 2021	<u>DEPOSIT ONLINE 2398773 TFR Westpac DIY Initiative trans</u>		\$220.00	\$229.76
30 Jul 2021	<u>WITHDRAWAL ONLINE 7865216 BPAY SUNSHINE C Council Rates</u>	-\$1,208.00		\$9.76
30 Jul 2021	<u>DEPOSIT ONLINE 2718728 TFR Westpac DIY Council rates</u>		\$1,208.00	\$1,217.76
22 Jul 2021	<u>WITHDRAWAL ONLINE 7108778 BPAY UNITYWATER Unity water</u>	-\$240.24		\$9.76
22 Jul 2021	<u>DEPOSIT ONLINE 2233008 TFR Westpac DIY Unity water</u>		\$240.24	\$250.00
21 Jul 2021	<u>WITHDRAWAL ONLINE 2718225 BPAY DEFT PAYME Body Corp Fees</u>	-\$1,327.30		\$9.76
21 Jul 2021	<u>DEPOSIT ONLINE 2054874 TFR Westpac DIY Body corp Fees</u>		\$1,327.30	\$1,337.06
23 Apr 2021	<u>WITHDRAWAL ONLINE 6829323 BPAY UNITYWATER Unity Water</u>	-\$222.51		\$9.76
23 Apr 2021	<u>DEPOSIT ONLINE 2377421 TFR Westpac DIY Unity water</u>		\$222.51	\$232.27
20 Apr 2021	<u>WITHDRAWAL-OSKO PAYMENT 1071463 INITIATIVE Initiative</u>	-\$220.00		\$9.76
11 Mar 2021	<u>WITHDRAWAL ONLINE 8352262 BPAY TAX OFFICE ATO return</u>	-\$629.80		\$229.76
11 Mar 2021	<u>DEPOSIT ONLINE 2494893 TFR Westpac DIY ATO Transfer</u>		\$629.80	\$859.56
5 Mar 2021	<u>WITHDRAWAL ONLINE 8752687 BPAY TAX OFFICE ATO</u>	-\$5,299.00		\$229.76
5 Mar 2021	<u>DEPOSIT ONLINE 2313373 TFR Westpac DIY ATO</u>		\$5,299.00	\$5,528.76
1 Mar 2021	<u>WITHDRAWAL-OSKO PAYMENT 1955792 INITIATIVE Initiative Tax return</u>	-\$2,488.48		\$229.76
1 Mar 2021	<u>DEPOSIT ONLINE 2942713 TFR Westpac DIY Initiative tax ret</u>		\$2,488.48	\$2,718.24
29 Jan 2021	<u>WITHDRAWAL ONLINE 9150372 BPAY SUNSHINE C Council Rates</u>	-\$1,162.67		\$229.76
29 Jan 2021	<u>WITHDRAWAL ONLINE 7440248 BPAY TAX OFFICE BAS Payment</u>	-\$1,437.00		\$1,392.43
29 Jan 2021	<u>WITHDRAWAL ONLINE 5393426 BPAY UNITYWATER Unity water</u>	-\$249.35		\$2,829.43
29 Jan 2021	<u>WITHDRAWAL ONLINE 1735516 BPAY DEFT PAYME BC Fees</u>	-\$1,312.98		\$3,078.78
29 Jan 2021	<u>DEPOSIT ONLINE 2263052 TFR Westpac DIY Trans Rates</u>		\$1,162.67	\$4,391.76
29 Jan 2021	<u>DEPOSIT ONLINE 2262367 TFR Westpac DIY Tran BAS Pay</u>		\$1,437.00	\$3,229.09
29 Jan 2021	<u>DEPOSIT ONLINE 2251444 TFR Westpac DIY Tran BC Fees</u>		\$1,312.98	\$1,792.09



## Activity statement 001

Date generated	15 March 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$240.00 CR

PAYG I raised=1592 x 3 =\$4,776 ✓

## Transactions Jun BAS payable =\$1,500 ✓

27 results found - from 15 March 2021 to 15 March 2023 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
26 May 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$671.00		\$671.00 DR
1 Jun 2021	1 Jun 2021	General interest charge			\$671.00 DR
25 Aug 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21	\$6,955.00		\$7,626.00 DR
25 Aug 2021	25 Aug 2021	- GST	\$2,600.00		
25 Aug 2021	25 Aug 2021	- PAYG Instalments	\$4,355.00		
31 Aug 2021	30 Aug 2021	Payment received		\$671.00	\$6,955.00 DR
1 Sep 2021	1 Oct 2020	General interest charge			\$6,955.00 DR
1 Sep 2021	31 Aug 2021	Payment received		\$6,955.00	\$0.00
1 Sep 2021	1 Sep 2021	General interest charge			\$0.00
25 Nov 2021	25 Nov 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$1,592.00		\$1,592.00 DR
1 Dec 2021	1 Dec 2021	General interest charge			\$1,592.00 DR
15 Dec 2021	14 Dec 2021	Payment received		\$1,592.00	\$0.00
15 Dec 2021	15 Dec 2021	General interest charge			\$0.00
19 Jan 2022	18 Jan 2022	Payment received		\$1,592.00	\$1,592.00 CR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
24 Jan 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$1,592.00		\$0.00
21 Jun 2022	26 May 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$1,592.00		\$1,592.00 DR ✓
1 Jul 2022	1 Jul 2022	General interest charge			\$1,592.00 DR
11 Jul 2022	8 Jul 2022	Payment received		\$1,592.00	\$0.00
11 Jul 2022	11 Jul 2022	General interest charge			\$0.00
10 Nov 2022	25 Aug 2022	Original Activity Statement for the period ending 30 Jun 22 - GST	\$1,500.00		\$1,500.00 DR
10 Nov 2022	9 Nov 2022	Payment received		\$1,260.00	\$240.00 DR
10 Nov 2022	25 Nov 2022	Original Activity Statement for the period ending 30 Sep 22	\$1,260.00		\$1,500.00 DR
10 Nov 2022	25 Nov 2022	- GST	\$650.00		
10 Nov 2022	25 Nov 2022	- PAYG Instalments	\$610.00		
10 Nov 2022	5 Dec 2022	Penalty for failure to lodge Activity Statement on time for the period from 01 Jun 22 to 30 Jun 22	\$666.00		\$2,166.00 DR
21 Nov 2022	5 Dec 2022	Remission of penalty for failure to lodge Activity Statement on time for the period from 01 Jun 22 to 30 Jun 22		\$666.00	\$1,500.00 DR
23 Nov 2022	22 Nov 2022	Payment received		\$1,500.00	\$0.00
23 Nov 2022	23 Nov 2022	General interest charge			\$0.00
5 Dec 2022	2 Dec 2022	Payment received		\$240.00	\$240.00 CR
19 Jan 2023	18 Jan 2023	Payment received		\$1,210.00	\$1,450.00 CR
1 Feb 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22	\$1,210.00		\$240.00 CR
1 Feb 2023	28 Feb 2023	- GST	\$600.00		
1 Feb 2023	28 Feb 2023	- PAYG Instalments	\$610.00		

A4  
L1  
L2

3380		GST Reconciliation										3380	
Client Name: <b>J &amp; B Investment Fund</b>												Preparer: MA Date: 17-Mar-23	
Client ABN:												Reviewer: - Date:	
Year Ending: <b>30 June 2022</b>												Reporting method: <b>Cash</b>	
From Client Accounting data file (Xero / MYOB / QuickBooks)		GO TO INDEX											
	GST Included?	G1 Sales	G3 Sales	G10 Capital purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)
Full financial year	Y	16509				1500	0						\$ 1,500
<b>TOTAL</b>		\$ 16,509	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
From BAS reported	GST included?	G1 Sales	G3 Sales	G10 Capital Purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)
July													\$ -
August													\$ -
Sept - Quarter	Y	0				0	0			1592			\$ 1,592
October													\$ -
November													\$ -
Dec - Quarter	Y	0				0	0			1592			\$ 1,592
January													\$ -
February													\$ -
Mar - Quarter	Y	0				0	0			1592			\$ 1,592
April													\$ -
May													\$ -
June - Quarter	Y	16501				1500	0						\$ 1,500
<b>TOTAL</b>		\$ 16,501	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 4,776	\$ -	\$ -	\$ 6,276
<b>Variance</b>		7.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,776.00	0.00		
<b>Reason for discrepancy</b>													
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Balance Sheet (a/c 3380)</b>		<b>GST</b>											
Jun 22 GST		\$ 1,500.00		CR									
<b>TOTAL</b>		\$ 1,500.00		CR									
<b>GST Adjustments (a/c 3382)</b>		<b>GST Collected</b>	<b>GST Paid</b>	<b>PAYGW</b>									
		\$ -	\$ -	\$ -									
		\$ 122.71	\$ -	\$ -									
		\$ -	\$ -	\$ -									
		\$ -	\$ -	\$ -									
<b>TOTAL</b>		\$ 122.71	\$ -	\$ -	122.71								
<b>Sales Reconciliation</b>													
Sales per BAS		\$ 16,501.00											
Less GST per BAS		\$ 1,500.00											
<b>Total</b>		\$ 15,001.00											
Sales per ITR		\$ 15,000.00											
Debtor adjustment		\$ -											
<b>TOTAL</b>		\$ 15,000.00											
Discrepancy		\$ 1.00											

**J & B Investment Fund**  
**ABN: 44 735 166 466**  
**Activity Statement Preparation Report - Detail**  
**For the period 1 July 2021 to 30 June 2022**

**GST Detail**

Description	Return Item	Gross (Inc GST)	GST
<b>Income (GST Collected)</b>			
<b><u>Sales Detail</u></b>			
interest		2.23	0.00
interest		2.27	0.00
interest		1.81	0.00
interest		1.69	0.00
interest		0.07	0.00
interest		0.06	0.00
interest		0.05	0.00
interest		0.02	0.00
interest		0.03	0.00
rent		550.00	50.00
rent		550.00	50.00
rent		550.00	50.00
interest		0.02	0.00
rent		550.00	50.00
rent		550.00	50.00
rent		550.00	50.00
rent		550.00	50.00
rent		550.00	50.00
interest		0.19	0.00
rent		550.00	50.00
rent		550.00	50.00
rent		550.00	50.00
rent		550.00	50.00
rent		9,900.00	900.00
interest		0.52	0.00
rent		550.00	50.00
<b>Total Sales</b>	<b>G1</b>	<b>16,508.96</b>	<b>1,500.00</b>
<b><u>Export Sales Detail</u></b>			
Nil			
<b>Export Sales</b>	<b>G2</b>		
<b><u>Other GST-Free Sales Detail</u></b>			
<b>Other GST-Free Sales</b>	<b>G3</b>		
<b>Total GST Collect on Sales</b>	<b>1A</b>		<b>1,500.00</b>

**Outgoings (GST Paid)****Capital Purchases Detail**

Nil			
<b>Capital Purchases</b>	<b>G10</b>		

**J & B Investment Fund**  
**ABN: 44 735 166 466**  
**Activity Statement Preparation Report - Detail**  
**For the period 1 July 2021 to 30 June 2022**

**Non-Capital Purchases Detail**

water		240.24	0.00
body corp		1,327.30	0.00
water		344.41	0.00
rates		1,208.00	0.00
water		258.89	0.00
rates		1,208.00	0.00
accounting		220.00	0.00
transfer		220.00	0.00
accounting		220.00	0.00
water		262.42	0.00
accounting		2,462.30	0.00
body corp		1,675.99	0.00
accounting		220.00	0.00
<b>Non-Capital Purchases</b>	<b>G11</b>	<b>9,867.55</b>	<b>0.00</b>
<b>Total GST Paid on Purchases</b>	<b>1B</b>		<b>0.00</b>





## Income tax 551

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Date generated	15 March 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

## Transactions

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2 results found - from 15 March 2021 to 15 March 2023 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
12 Apr 2022	12 Apr 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$3,713.50	\$3,713.50 CR
12 Apr 2022	19 Apr 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$3,713.50		\$0.00

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