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Federation Drive Superannuation Fund

ABN 92 740 985 803

Trustees: Colleen Davis & William Davis

Financial Statement
For the year ended 30 June 2020

Reviewed
MTH
22/7/20

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Federation Drive Superannuation Fund
Statement of Financial Position
as at 30 June 2020

	Note	2020 \$	2019 \$
Assets			
Investments			
Direct Property	6A FS/17	712,027.95	592,346.57
Other Assets			
Cash At Bank	3	246.66	199,859.10
Unsettled Trades		-	(153,000.00)
Deferred Tax Assets		-	28.70
Total Assets		712,274.61	639,234.37
Liabilities			
Income Tax Payable	FS/23	2,954.95	(451.05)
Other Taxes Payable	23	1,875.00	1,992.00
Total Liabilities		4,829.95	1,540.95
Net Assets Available to Pay Benefits		707,444.66	637,693.42
<i>Represented by:</i>			
Liability for Accrued Benefits	2		
Mr William Davis		380,400.43	344,847.05
Mrs Colleen Davis		327,044.23	292,846.37
Total Liability for Accrued Benefits		707,444.66	637,693.42

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

Federation Drive Superannuation Fund
Operating Statement
For the period 1 July 2019 to 30 June 2020

	Note	2020 \$	2019 \$
Income			
Member Receipts			
Contributions			
Member		50,000.00	65,056.35
Investment Gains			
Realised Capital Gains	8A	47,228.30	(287.16)
Investment Income			
Interest	7A	985.78	2,352.98
		98,214.08	67,122.17
Expenses			
Member Payments			
Pensions Paid		15,410.00	16,050.00
Other Expenses			
Accountancy Fee		1,672.00	1,650.00
Auditor Fee		385.00	330.00
Property Expenses		254.19	-
SMSF Supervisory Levy		259.00	259.00
		17,980.19	18,289.00
Benefits Accrued as a Result of Operations before Income Tax		80,233.89	48,833.17
Income Tax			
Income Tax Expense		10,482.65	7,488.25
		10,482.65	7,488.25
Benefits Accrued as a Result of Operations		69,751.24	41,344.92

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

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Federation Drive Superannuation Fund
Notes to the Financial Statements
As at 30 June 2020

Note 1 - Statement of Significant Accounting Policies

The following significant accounting policies have been adopted in the preparation and presentation of the financial statements. They have been consistently applied in the current and previous periods unless otherwise stated to ensure the financial information satisfies the concept of relevance and reliability.

(a) Statement of Compliance

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because the members are able to command the preparation of tailored reports so as to satisfy specifically all of their information needs and there are no other users dependent on the financial statements. The financial statements are therefore special purpose financial statements that have been prepared in accordance with the legislative requirements of the *Superannuation Industry (Supervision) Act 1993* and *Regulations 1994* and the provisions of the Trust Deed. The trustees have determined that the accounting policies adopted are appropriate to meet their needs.

(b) Basis of Preparation

The financial statements have been prepared on a cash basis using historical costs convention unless stated otherwise. For investments and financial liabilities, they are measured at market values.

The financial statements are presented in Australian dollars, which is the functional currency of the fund.

(c) Use of Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. Actual results may differ from these estimates.

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

(d) Cash and Cash Equivalents

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

(e) Foreign Currency

Any foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Exchange differences are recognised in the operating statement in the period in which they arise.

(f) Valuation of Assets

Investment

An investment is initially recognised when as a result of past transactions or events, the Fund controls the future economic benefits expected to flow from the asset.

The investment assets are firstly recorded at cost, being the fair value of the consideration given. After initial recognition, they are measured at market value. Gains or losses arising from changes in market value are recognised on the Operating Statement in the periods in which they occur.

Market value as defined in s10 of *SISA 1993*, in relation to an asset, means the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

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

As disposal costs are generally immaterial unless otherwise stated, market value approximates fair value.

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Federation Drive Superannuation Fund
Notes to the Financial Statements
As at 30 June 2020

Market values for various types of investment have been determined as follows:

- i. listed securities, government and other fixed interest securities for which there is a readily available market quotation, the valuation is recorded as the last quoted sale price as at the close of business on reporting date. If the listed securities are foreign, they are also converted to Australian dollars using the exchange rate at the close of business on the reporting date;
- ii. unit trusts and managed funds are stated by reference to the unit redemption price quoted by the fund manager at the end of the reporting period;
- iii. unlisted investments are stated at the Trustees' valuation based on estimated market value at balance date; or where necessary, upon external valuers' expert opinions;
- iv. Investment properties are carried at market value and are held for the purpose of generating long-term rental yields and capital appreciation. The Trustees give consideration to the value of the investment property each financial year and revalue when a significant event occurs or when deemed appropriate. Where an external valuation has been obtained, the valuation is based on objective and supportable data and has been carried out by a property valuation service provider or qualified independent valuer as appropriate.

Financial Liabilities

The Fund initially recognises a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Financial liabilities including credit balances of hedging instruments and derivatives are measured at market values as at the reporting date. Any change in market values of the financial liabilities since the beginning of the reporting period shall be included in the profit or loss for the reporting period. As disposal costs are generally immaterial, unless otherwise stated, market value approximates fair value.

Receivables and Payables

Current assets such as accounts receivable, which are expected to be recovered within twelve months after the reporting period, are carried at nominal amounts which approximate the fair values.

Accounts payable are recognised when the Fund becomes obliged to make future payments resulting from the goods and services received, whether or not billed to the Fund and are carried at nominal amounts which are equivalent to fair values.

(g) Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is measured at the fair value of consideration received or receivable. The following recognition criteria relate to the specific items of revenue the Fund receives:

Interest

The interest revenue is recognised by the Fund on a cash receipt basis, unless the Fund chooses the accrual method and the amount can be reliably measured by reference to the principal outstanding and using the effective interest rate of the instrument calculated at the acquisition or origination date.

Dividend Revenue

The entitlement to a dividend is based on the date the shares are quoted ex-dividend; the actual dividend revenue is recognised by the Fund when it is received.

Distribution Revenue

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

Rental Income

Rent from investment properties is recognised by the Fund on a cash receipt basis.

Movement in market values

Changes in the market value of investments are determined as the difference between the market value at balance date or consideration received (if sold during the year) and the market value as at the prior year end or cost (if the investment was acquired during the period). All movements are recognised in the Operating Statement.

Contributions and Rollovers In

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

Federation Drive Superannuation Fund
Notes to the Financial Statements
As at 30 June 2020

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(h) Income Tax

The income tax on the benefits accrued as a result of operations for the year comprises current and deferred tax. Income tax expense is recognised in the Operating Statement.

Current income tax expense is calculated by reference to the amount of income taxes payable in respect of the taxable income for the year using tax rates enacted or substantively enacted by reporting date and any adjustment to tax payable in respect of previous years. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

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

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the assets are realised or the liabilities are settled and their measurements also reflect the manner in which the Trustees expect to recover or settle the carrying amounts of the related assets or liabilities.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax assets can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent it is no longer probable that the related tax benefits will be realised.

Current tax assets and liabilities are offset where a legally enforceable right of set-off exists and it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur.

Deferred tax assets and liabilities are offset when a legally enforceable right of set-off exists, they relate to income taxes levied by the same taxation authority and the fund intends to settle the tax assets and liabilities on a net basis in future when they are realised.

The financial report was authorised for issue on 21 July 2020 by the trustee of the fund.

Note 2 – Liability for Accrued Benefits

The liability for accrued benefits represents the fund's present obligation to pay benefits to members and beneficiaries and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period. Changes in the Liability for Accrued Benefits are as follows:

	Current	Previous
Liability for Accrued Benefits at beginning of period	637,693.42	596,348.50
Benefits Accrued during the period	85,161.24	57,394.92
Benefits Paid during the period	(15,410.00)	(16,050.00)
Liability for Accrued Benefits at end of period	707,444.66	637,693.42

Any amount in the Unallocated Contributions account represent amounts that have been received by the fund from either the members of the fund or a third party but have not been allocated to any specific member as at the reporting date. It is the intention of the trustee to allocate any such amounts recorded as unallocated contributions within 28 days following the end of the month to specific fund member, which will increase the liability for members accrued benefits.

Note 3 – Vested Benefits

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

	Current	Previous
Vested Benefits at beginning of period	637,693.42	596,348.50
Benefits Accrued during the period	85,161.24	57,394.92
Benefits Paid during the period	(15,410.00)	(16,050.00)
Vested Benefits at end of period	707,444.66	637,693.42

Federation Drive Superannuation Fund
Notes to the Financial Statements
As at 30 June 2020

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Note 4 – Guaranteed Benefits

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

Note 5 – Funding Arrangements

No fixed funding arrangements were in place for the Fund as at year end.

Note 6A – Direct Property

	Current	Previous
At market value:		
17A Cox Lane Bathurst	0.00	417,886.57
19 Meagher Street, Llanarth	222,741.05	0.00
7 Hyacinth Way, Llanarth	489,286.90	174,460.00
	712,027.95	592,346.57

Note 7A – Interest

	Current	Previous
CBA Direct Investment ACcount	985.78	2,352.98
	985.78	2,352.98

Note 8A – Realised Capital Gains

	Current	Previous
Direct Property		
17 Cox Lane, Bathurst	0.00	(287.16)
17A Cox Lane Bathurst	47,228.30	0.00
	47,228.30	(287.16)

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Federation Drive Superannuation Fund

Members Summary Report - For the period 1/07/2019 to 30/06/2020

Member's Detail		Opening Balance	Increases			Decreases			Closing Balance		
			Contrib	Tran In	Profit	Ins Proc	Tax	Exp		Ins Prem	Tran Out
Mrs Colleen Davis											
26 Federation Drive Kelso NSW 2795											
Accumulation		126,292.74	25,000.00	0.00	9,167.30	0.00		(4,346.07)	0.00	0.00	156,113.97
Pension	Colleen TTR	166,553.63	0.00	0.00	11,810.92	0.00		(774.29)	0.00		170,930.26
		292,846.37	25,000.00	0.00	20,978.22	0.00		(5,120.36)	0.00	(6,660.00)	327,044.23
Mr William Davis											
26 Federation Drive Kelso NSW 2795											
Accumulation		126,146.17	25,000.00	0.00	9,156.83	0.00		(4,345.37)	0.00	0.00	155,957.63
Pension	Bill TTR	218,700.88	0.00	0.00	15,508.84	0.00		(1,016.92)	0.00		224,442.80
		344,847.05	25,000.00	0.00	24,665.67	0.00		(5,362.29)	0.00	(8,750.00)	380,400.43
		637,693.42	50,000.00	0.00	45,643.89	0.00		(10,482.65)	0.00	(15,410.00)	707,444.66

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Federation Drive Superannuation Fund
(ABN: 92 740 985 803)

Consolidated Member Benefit Totals

Period		Member Account Details	
1 July 2019 - 30 June 2020		Residential Address:	26 Federation Drive Kelso, NSW 2795
Member	Number: DAVISCO	Date of Birth:	9 January 1955
Mrs Colleen Davis		Date Joined Fund:	5 February 2016
		Eligible Service Date:	29 June 2009
		Tax File Number Held:	Yes

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2019		Tax Free	155,245.98
Accumulation	126,292.74	Taxable - Taxed	171,798.25
Colleen TTR	166,553.63	Taxable - Untaxed	-
Total as at 1 Jul 2019	292,846.37	Your Preservation Components	
Withdrawal Benefit as at 30 Jun 2020		Preserved	-
Accumulation	156,113.97	Restricted Non Preserved	-
Colleen TTR	170,930.26	Unrestricted Non Preserved	327,044.23
Total as at 30 Jun 2020	327,044.23	Your Insurance Benefits	
		No insurance details have been recorded	
		Your Beneficiaries	
		Non Lapsing Binding Death Nomination*	
		100% To William	
		* Nomination in effect from 5 February 2016	

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Federation Drive Superannuation Fund
(ABN: 92 740 985 803)

Member Benefit Statement

Period	Member Account Details
1 July 2019 - 30 June 2020	Residential Address: 26 Federation Drive Kelso, NSW 2795
Member Number: DAVISCO	Date of Birth: 9 January 1955
Mrs Colleen Davis	Date Joined Fund: 5 February 2016
Accumulation Account	Eligible Service Date: 29 June 2009
Accumulation	Tax File Number Held: Yes
	Account Start Date: 5 February 2016

Your Account Summary	Your Tax Components
Withdrawal Benefit as at 1 Jul 2019 126,292.74	Tax Free 54.8038 % 85,556.35
<u>Increases to your account:</u>	Taxable - Taxed 70,557.62
Member Contributions 25,000.00	Taxable - Untaxed -
Share Of Net Fund Income 9,167.30	Your Preservation Components
<u>Total Increases</u> 34,167.30	Preserved -
<u>Decreases to your account:</u>	Restricted Non Preserved -
Contributions Tax 3,750.00	Unrestricted Non Preserved 156,113.97
Tax on Net Fund Income 596.07	Your Insurance Benefits
<u>Total Decreases</u> 4,346.07	No insurance details have been recorded
Withdrawal Benefit as at 30 Jun 2020 156,113.97	Your Beneficiaries
	Non Lapsing Binding Death Nomination*
	100% To William
	* Nomination in effect from 5 February 2016

Federation Drive Superannuation Fund
(ABN: 92 740 985 803)

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Member Benefit Statement

Period	Member Account Details
1 July 2019 - 30 June 2020	Residential Address: 26 Federation Drive Kelso, NSW 2795
Member Number: DAVISCO	Date of Birth: 9 January 1955
Mrs Colleen Davis	Date Joined Fund: 5 February 2016
Pension Account	Eligible Service Date: 29 June 2009
Colleen TTR	Tax File Number Held: Yes
	Account Start Date: 16 March 2017

Your Account Summary	Your Tax Components
Withdrawal Benefit as at 1 Jul 2019 166,553.63	Tax Free 40.7708 % 69,689.63
<u>Increases to your account:</u>	Taxable - Taxed 101,240.63
Share Of Net Fund Income 11,810.92	Taxable - Untaxed -
<u>Total Increases</u> 11,810.92	Your Preservation Components
<u>Decreases to your account:</u>	Preserved -
Pension Payments 6,660.00	Restricted Non Preserved -
Tax on Net Fund Income 774.29	Unrestricted Non Preserved 170,930.26
<u>Total Decreases</u> 7,434.29	Your Insurance Benefits
Withdrawal Benefit as at 30 Jun 2020 170,930.26	No insurance details have been recorded
	Your Beneficiaries
	Non Lapsing Binding Death Nomination*
	100% To William
	* Nomination in effect from 5 February 2016

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Trustees

The Trustees of the Fund are as follows:

Colleen Davis and
William Davis

Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustees.

Trustees Disclaimer

This statement has been prepared by the Trustees for the member whose name appears at the top of this statement. While every effort has been made by the Trustees to ensure the accuracy and completeness of this statement, the Trustees do not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustees of the Fund

.....
Colleen Davis
Trustee

.....
William Davis
Trustee

Statement Date: 30 June 2020

For Enquiries:

phone 0263423524 | email mark@balance.accountants
mail Balance Accountants & Advisers, PO Box 727, Cowra NSW 2794

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Federation Drive Superannuation Fund
(ABN: 92 740 985 803)

Consolidated Member Benefit Totals

Period		Member Account Details	
1 July 2019 - 30 June 2020		Residential Address:	26 Federation Drive Kelso, NSW 2795
Member	Number: DAVISW0	Date of Birth:	4 December 1954
Mr William Davis		Date Joined Fund:	5 February 2016
		Eligible Service Date:	27 February 1976
		Tax File Number Held:	Yes

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2019		Tax Free	175,425.74
Accumulation	126,146.17	Taxable - Taxed	204,974.69
Bill TTR	218,700.88	Taxable - Untaxed	-
Total as at 1 Jul 2019	344,847.05	Your Preservation Components	
Withdrawal Benefit as at 30 Jun 2020		Preserved	-
Accumulation	155,957.63	Restricted Non Preserved	-
Bill TTR	224,442.80	Unrestricted Non Preserved	380,400.43
Total as at 30 Jun 2020	380,400.43	Your Insurance Benefits	
		No insurance details have been recorded	
		Your Beneficiaries	
		Non Lapsing Binding Death Nomination*	
		100% To Colleen	
		* Nomination in effect from 5 February 2016	

Federation Drive Superannuation Fund
(ABN: 92 740 985 803)

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Member Benefit Statement

Period		Member Account Details	
1 July 2019 - 30 June 2020		Residential Address:	26 Federation Drive Kelso, NSW 2795
Member	Number: DAVISW0	Date of Birth:	4 December 1954
Mr William Davis		Date Joined Fund:	5 February 2016
Accumulation Account		Eligible Service Date:	27 February 1976
Accumulation		Tax File Number Held:	Yes
		Account Start Date:	5 February 2016

Your Account Summary		Your Tax Components	
Withdrawal Benefit as at 1 Jul 2019	126,146.17	Tax Free	54.8226 % 85,500.00
<u>Increases to your account:</u>		Taxable - Taxed	70,457.63
Member Contributions	25,000.00	Taxable - Untaxed	-
Share Of Net Fund Income	9,156.83	Your Preservation Components	
<u>Total Increases</u>	34,156.83	Preserved	-
<u>Decreases to your account:</u>		Restricted Non Preserved	-
Contributions Tax	3,750.00	Unrestricted Non Preserved	155,957.63
Tax on Net Fund Income	595.37	Your Insurance Benefits	
<u>Total Decreases</u>	4,345.37	No insurance details have been recorded	
Withdrawal Benefit as at 30 Jun 2020	155,957.63	Your Beneficiaries	
		Non Lapsing Binding Death Nomination*	
		100% To Colleen	
		* Nomination in effect from 5 February 2016	

Federation Drive Superannuation Fund
(ABN: 92 740 985 803)

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Member Benefit Statement

Period	Member Account Details
1 July 2019 - 30 June 2020	Residential Address: 26 Federation Drive Kelso, NSW 2795
Member Mr William Davis	Number: DAVISW0 Date of Birth: 4 December 1954 Date Joined Fund: 5 February 2016 Eligible Service Date: 27 February 1976
Pension Account Bill TTR	Tax File Number Held: Yes Account Start Date: 16 March 2017

Your Account Summary

Withdrawal Benefit as at 1 Jul 2019	218,700.88
<u>Increases to your account:</u>	
Share Of Net Fund Income	15,508.84
<u>Total Increases</u>	15,508.84
<u>Decreases to your account:</u>	
Pension Payments	8,750.00
Tax on Net Fund Income	1,016.92
<u>Total Decreases</u>	9,766.92
Withdrawal Benefit as at 30 Jun 2020	224,442.80

Your Tax Components

Tax Free	40.0662 %	89,925.74
Taxable - Taxed		134,517.06
Taxable - Untaxed		-

Your Preservation Components

Preserved	-
Restricted Non Preserved	-
Unrestricted Non Preserved	224,442.80

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

Non Lapsing Binding Death Nomination*

100% To Colleen

* Nomination in effect from 5 February 2016

For Enquiries:

phone 0263423524 | email mark@balance.accountants
mail Balance Accountants & Advisers, PO Box 727, Cowra NSW 2794

Trustees

The Trustees of the Fund are as follows:

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Colleen Davis and
William Davis

Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustees.

Trustees Disclaimer

This statement has been prepared by the Trustees for the member whose name appears at the top of this statement. While every effort has been made by the Trustees to ensure the accuracy and completeness of this statement, the Trustees do not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustees of the Fund

.....
Colleen Davis
Trustee

.....
William Davis
Trustee

Statement Date: 30 June 2020

For Enquiries:

phone 0263423524 | email mark@balance.accountants
mail Balance Accountants & Advisers, PO Box 727, Cowra NSW 2794

Federation Drive Superannuation Fund

Investment Summary as at 30 June 2020

Investment	Units	Average Cost Price	Market Price	Accounting Cost	Market Value	Unrealised Accounting Gain/(Loss)	Accounting Gain/(Loss) (%)	Portfolio Weight (%)
Bank								
CBA Direct Investment Account				246.66	246.66			0.03%
				<u>246.66</u>	<u>246.66</u>			<u>0.03%</u>
Property Direct Market								
19 Meagher Street, Llanarth	11,241,000	222,741.0500	222,741.0500	222,741.05	222,741.05	0.00	0.00%	31.27%
7 Hyacinth Way, Llanarth	171,000	489,286.9000	489,286.9000	489,286.90	489,286.90	0.00	0.00%	68.69%
				<u>712,027.95</u>	<u>712,027.95</u>	<u>0.00</u>	<u>0.00%</u>	<u>99.97%</u>
				<u>712,274.61</u>	<u>712,274.61</u>	<u>0.00</u>	<u>0.00%</u>	<u>100.00%</u>

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the tax cost base and unrealised gain/(loss) for tax purposes refer to the Unrealised Capital Gains Report or change the report parameter to tax cost base.

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Federation Drive Superannuation Fund
Investment Performance
For the period from 1 July 2019 to 30 June 2020

Investment	Opening Value	Acquisitions	Disposals	Closing Value	Change in Value	Income	Total Return Value	Total Return
<u>Bank</u>								
CBA Direct Investment Account	199,859.10	517,870.53	717,482.97	246.66	0.00	985.78	985.78	0.99%
	199,859.10	517,870.53	717,482.97	246.66	0.00	985.78	985.78	0.99%
<u>Property Direct Market</u>								
17A Cox Lane Bathurst	417,886.57	15,894.13	481,009.00	0.00	47,228.30	0.00	47,228.30	11.09%
19 Meagher Street, Llanarth	0.00	222,741.05	0.00	222,741.05	0.00	0.00	0.00	0.00%
7 Hyacinth Way, Llanarth	174,460.00	314,826.90	0.00	489,286.90	0.00	0.00	0.00	0.00%
	592,346.57	553,462.08	481,009.00	712,027.95	47,228.30	0.00	47,228.30	7.51%
Fund Total	792,205.67	1,071,332.61	1,198,491.97	712,274.61	47,228.30	985.78	48,214.08	6.62%

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Federation Drive Superannuation Fund
Realised Capital Gains
For the period from 1 July 2019 to 30 June 2020

Accounting Treatment					Taxation Treatment			
Quantity	Proceeds	Excess Tax Value*	Original Cost	Accounting Profit/(Loss)	Cost Base Calculation		Capital Gains Calculation	
					Adjusted	Reduced	Discounted	Deferred
								Capital Loss
<u>Property Direct Market</u>								
17A Cox Lane Bathurst								
07/11/2019 Sale	1.00	481,000.00	433,771.70	47,228.30	433,771.70		47,228.30	
	1.00	481,000.00	433,771.70	47,228.30	433,771.70		47,228.30	0.00
Property Direct Market Total					433,771.70		47,228.30	0.00
Grand Total					433,771.70		47,228.30	0.00

* Where there is an Excess Tax Value Amount, the Accounting Profit/(Loss) figure takes account of this. Accounting Profit/(Loss) equals Proceeds less Excess Tax Value less Original Cost.

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FS/20

Federation Drive Superannuation Fund
Realised Capital Gains
For the period from 1 July 2019 to 30 June 2020

Capital Gains Tax Return Summary

Current Year Capital Gains	Indexation	Discount	Other	Deferred	Total Capital Gains	Capital Losses
Shares & Units - Listed Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Listed Trusts	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Units	0.00	0.00	0.00	0.00	0.00	0.00
Australian Real Estate	0.00	47,228.00	0.00	0.00	47,228.00	0.00
Other Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Collectables	0.00	0.00	0.00	0.00	0.00	0.00
Other CGT Assets & Other CGT Events	0.00	0.00	0.00	0.00	0.00	0.00
Distributed Capital Gains from Trusts	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	47,228.00	0.00	0.00	47,228.00	0.00
Capital Losses Applied						
Current Year	0.00	0.00	0.00	0.00	0.00	
Prior Years	0.00	287.00	0.00	0.00	287.00	
	0.00	287.00	0.00	0.00	287.00	
Net Capital Gains						
Net Gain after applying losses	0.00	46,941.00	0.00	0.00	46,941.00	
Discount applicable		15,647.00				
Net Gain after applying discount	0.00	31,294.00	0.00	0.00	31,294.00	

Federation Drive Superannuation Fund

Unrealised Capital Gains as at 30 June 2020

Accounting Treatment				Taxation Treatment								
Quantity /Description	Market Value	Original Cost	Accounting Gain/(Loss)	Cost Base Calculation			Capital Gains Calculation					
				Tax Free	Tax Deferred	AMIT	Amount	Indexation	Discountable	Other	Deferred	Capital Loss
Bank												
CBA Direct Investment Account												
246.66	246.66	246.66	0.00	0.00	0.00	0.00	246.66				0.00	
246.66	246.66	246.66	0.00	0.00	0.00	0.00	246.66				0.00	
Bank Total												
246.66 246.66 0.00 0.00 0.00 246.66 0.00												
Property Direct Market												
19 Meagher Street, Llanarth												
1.00	222,741.05	222,741.05	0.00	0.00	0.00	0.00	222,741.05				0.00	
1.00	222,741.05	222,741.05	0.00	0.00	0.00	0.00	222,741.05				0.00	
7 Hyaclnth Way, Llanarth												
1.00	489,286.90	489,286.90	0.00	0.00	0.00	0.00	489,286.90			0.00		
1.00	489,286.90	489,286.90	0.00	0.00	0.00	0.00	489,286.90			0.00	0.00	
Property Direct MarketTotal												
712,027.95				712,027.95	0.00	0.00	0.00	712,027.95			0.00	

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Federation Drive Superannuation Fund
Unrealised Capital Gains as at 30 June 2020

Capital Gains Tax Return Summary

	Indexation	Discount	Other	Deferred	Total Capital Gains	Capital Losses
Current Year Capital Gains						
Shares & Units - Listed Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Listed Trusts	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Units	0.00	0.00	0.00	0.00	0.00	0.00
Australian Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Other Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Collectables	0.00	0.00	0.00	0.00	0.00	0.00
Other CGT Assets & Other CGT Events	0.00	0.00	0.00	0.00	0.00	0.00
Distributed Capital Gains from Trusts	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00

Capital Losses Applied

Current Year	0.00	0.00	0.00	0.00	0.00
Prior Years	0.00	0.00	0.00	0.00	0.00
Net Capital Gains	0.00	0.00	0.00	0.00	0.00
Net Gain after applying losses	0.00	0.00	0.00	0.00	0.00
Discount applicable	0.00	0.00	0.00	0.00	0.00
Net Gain after applying discount	0.00	0.00	0.00	0.00	0.00

Gains/Losses on Custom Holding Accounts

Account Name	Book Cost	Value	Gain/(Loss)	Tax Rate %	Tax Effect
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Custom Holding Accounts Totals

FS/22

Federation Drive Superannuation Fund

Tax Accounting Reconciliation

For the period 1 July 2019 to 30 June 2020

Operating Statement Profit vs. Provision for Income Tax		2020
		\$
Benefits Accrued as a Result of Operations before Income Tax		80,233.89
<u>ADD:</u>		
Pension Non-deductible Expenses		340.55
Pensions Paid		15,410.00
Taxable Capital Gains		31,294.00
Rounding		0.86
<u>LESS:</u>		
Realised Capital Gains		47,228.30
Pension Exempt Income		10,358.00
Taxable Income or Loss		69,693.00
	Income Amount	Tax Amount
Gross Tax @ 15% for Concessional Income	69,693.00	10,453.95
Gross Tax @ 45% for Net Non-Arm's Length Income	0.00	0.00
No-TFN Quoted Contributions @ 32%	0.00	0.00
Change in Carried Forward Losses	0.00	28.70
Provision for Income Tax		10,482.65

Provision for Income Tax vs. Income Tax Expense

Provision for Income Tax	10,482.65
Income Tax Expense	10,482.65

Provision for Income Tax vs. Income Tax Payable

Provision for Income Tax	10,482.65
<u>LESS:</u>	
Income Tax Instalments Paid	7,499.00
Change in Carried Forward Losses	28.70
Income Tax Payable (Receivable)	2,954.95

FS/24

**Compilation Report to the Trustees and Members of
Federation Drive Superannuation Fund**

**ABN 92 740 985 803
For the period 01 July 2019 to 30 June 2020**

On the basis of the information provided by the Trustees of Federation Drive Superannuation Fund, we have compiled the accompanying special purpose financial statements of Federation Drive Superannuation Fund for the period ended 30 June 2020, which comprise the Statement of Financial Position, Operating Statement, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

The Responsibility of Trustees

The Trustees of Federation Drive Superannuation Fund are solely responsible for the information contained in the special purpose financial statements. The reliability, accuracy and completeness of the information and for the determination that the financial reporting framework / basis of accounting used is appropriate to meet the needs of the members and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Trustees of Federation Drive Superannuation Fund, we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework/basis of accounting as described in Note 1 to the financial statements and **APES 315: *Compilation of Financial Information***.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework / basis of accounting described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of **APES 110 *Code of Ethics for Professional Accountants***.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion¹ on these financial statements

The special purpose financial statements were compiled exclusively for the benefit of the Trustees of the fund who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Signature of Accountant

Dated: 21 July 2020

.....
Name of Signatory: Mr Matthew Pullen

Address: 18 Redfern Street
Cowra, NSW 2794

¹ Refer to AUASB Standards for the issuance of audit opinions and review conclusions

Self-managed superannuation fund annual return 2020

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2020* (NAT 71287).

- ! The *Self-managed superannuation fund annual return instructions 2020* (NAT 71606) (the instructions) can assist you to complete this annual return.
- The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

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

S M I T H S T

- Place X in ALL applicable boxes.

- Postal address for annual returns:

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

Section A: Fund information

1 Tax file number (TFN) 976550048

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

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

2 Name of self-managed superannuation fund (SMSF)

Federation Drive Superannuation Fund

3 Australian business number (ABN) (if applicable) 92740985803

4 Current postal address

PO Box 727

Suburb/town COWRA State/territory NSW Postcode 2794

5 Annual return status

Is this an amendment to the SMSF's 2020 return?

A No ☒ Yes ☐

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

B No ☒ Yes ☐

T2/2

100017303MS

Fund's tax file number (TFN) 976550048

6 SMSF auditor

Auditor's name

Title: MR

Family name

Boys

First given name

Tony

Other given names

SMSF Auditor Number

100014140

Auditor's phone number

04

10712708

Postal address

PO Box 3376

Suburb/town

Rundle Mall

State/territory

SA

Postcode

5000

Date audit was completed

A

Was Part A of the audit report qualified?

B No ☒ Yes ☐

Was Part B of the audit report qualified?

C No ☒ Yes ☐If Part B of the audit report was qualified,
have the reported issues been rectified?D No ☐ Yes ☐**7 Electronic funds transfer (EFT)**

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

A Fund's financial institution account details

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

Fund BSB number 062504

Fund account number 10625320

Fund account name

William Davis & Colleen Davis ATF Federation Drive Superannuation

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

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

BSB number

Account number

Account name

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

smsfdataflow

Fund's tax file number (TFN) 976550048

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

9 Was the fund wound up during the income year?

No ☒ Yes ☐ If yes, provide the date on which the fund was wound up

Day	Month	Year

 Have all tax lodgment and payment obligations been met? No ☐ Yes ☐

10 Exempt current pension income

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

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

No ☐ Go to Section B: Income.

Yes ☒ Exempt current pension income amount **A** \$ 10358.00

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

Segregated assets method **B** ☐

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

Did the fund have any other income that was assessable?

E Yes ☒ Go to Section B: Income.

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

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

Fund's tax file number (TFN) 976550048

Section B: Income

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

11 Income

Did you have a capital gains tax (CGT) event during the year?

G No ☐ Yes ☒

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2020*.

Have you applied an exemption or rollover?

M No ☐ Yes ☒

Code

☒

Net capital gain A \$ 31294.00

Gross rent and other leasing and hiring income B \$ 0.00

Gross interest C \$ 985.00

Forestry managed investment scheme income X \$ 0.00

Gross foreign income

D1 \$ 0.00

Net foreign income D \$ 0.00

Loss

☐

Australian franking credits from a New Zealand company

E \$ 0.00

Transfers from foreign funds

F \$ 0.00

Number

Gross payments where ABN not quoted

H \$ 0.00

Gross distribution from partnerships

I \$ 0.00

Loss

☐

*Unfranked dividend amount

J \$ 0.00

*Franked dividend amount

K \$ 0.00

*Dividend franking credit

L \$ 0.00

*Gross trust distributions

M \$ 0.00

Code

☐

Calculation of assessable contributions

Assessable employer contributions

R1 \$ 0.00

plus Assessable personal contributions

R2 \$ 50000.00

plus **No-TFN-quoted contributions

R3 \$ 0.00

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

less Transfer of liability to life insurance company or PST

R6 \$ 0.00

Assessable contributions
(R1 plus R2 plus R3 less R6)

R \$ 50000.00

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$ 0.00

plus *Net non-arm's length trust distributions

U2 \$ 0.00

plus *Net other non-arm's length income

U3 \$ 0.00

*Other income

S \$ 0.00

Code

☐

*Assessable income due to changed tax status of fund

T \$ 0.00

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

U \$ 0.00

*This is a mandatory label.

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

GROSS INCOME
(Sum of labels A to U)

W \$ 82279.00

Loss

☐

Exempt current pension income

Y \$ 10358.00

TOTAL ASSESSABLE INCOME (W less Y)

V \$ 71921.00

Loss

☐

Fund's tax file number (TFN) 976550048

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

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

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	A1 \$ 0.00	A2 \$ 0.00	
Interest expenses overseas	B1 \$ 0.00	B2 \$ 0.00	
Capital works expenditure	D1 \$ 0.00	D2 \$ 0.00	
Decline in value of depreciating assets	E1 \$ 0.00	E2 \$ 0.00	
Insurance premiums – members	F1 \$ 0.00	F2 \$ 0.00	
SMSF auditor fee	H1 \$ 336.00	H2 \$ 48.00	
Investment expenses	I1 \$ 172.00	I2 \$ 81.00	
Management and administration expenses	J1 \$ 1461.00	J2 \$ 210.00	
Forestry managed investment scheme expense	U1 \$ 0.00	U2 \$ 0.00	
Other amounts	L1 \$ 259.00	L2 \$ 0.00	
Tax losses deducted	M1 \$ 0.00		

TOTAL DEDUCTIONS

N \$ 2228.00
(Total A1 to M1)

TOTAL NON-DEDUCTIBLE EXPENSES

Y \$ 339.00
(Total A2 to L2)

*TAXABLE INCOME OR LOSS

O \$ 69693.00
(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)

Loss

TOTAL SMSF EXPENSES

Z \$ 2567.00
(N plus Y)

*This is a mandatory label.

Fund's tax file number (TFN) 976550048

Section D: **Income tax calculation statement*****Important:**

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

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2020* on how to complete the calculation statement.

*Taxable income **A** \$ 69693 ~~00~~
 (an amount must be included even if it is zero)

*Tax on taxable income **T1** \$ 10453.95
 (an amount must be included even if it is zero)

*Tax on no-TFN-quoted contributions **J** \$ 0
 (an amount must be included even if it is zero)

Gross tax **B** \$ 10453.95
 (T1 plus J)

Foreign income tax offset
C1 \$ 0

Rebates and tax offsets
C2 \$

Non-refundable non-carry forward tax offsets
C \$ 0
 (C1 plus C2)

SUBTOTAL 1

T2 \$ 10453.95
 (B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset
D1 \$ 0

Early stage venture capital limited partnership tax offset carried forward from previous year
D2 \$ 0

Early stage investor tax offset
D3 \$ 0

Early stage investor tax offset carried forward from previous year
D4 \$ 0

Non-refundable carry forward tax offsets
D \$ 0
 (D1 plus D2 plus D3 plus D4)

SUBTOTAL 2

T3 \$ 10453.95
 (T2 less D – cannot be less than zero)

Complying fund's franking credits tax offset
E1 \$

No-TFN tax offset
E2 \$

National rental affordability scheme tax offset
E3 \$

Exploration credit tax offset
E4 \$

Refundable tax offsets
E \$ 0
 (E1 plus E2 plus E3 plus E4)

*TAX PAYABLE **T5** \$ 10453.95
 (T3 less E – cannot be less than zero)

Section 102AAM interest charge

G \$ 0

Fund's tax file number (TFN) 976550048

Credit for interest on early payments – amount of interest	
H1 \$	<input type="text"/>
Credit for tax withheld – foreign resident withholding (excluding capital gains)	
H2 \$	<input type="text"/>
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	
H3 \$	<input type="text" value="0"/>
Credit for TFN amounts withheld from payments from closely held trusts	
H5 \$	<input type="text"/>
Credit for interest on no-TFN tax offset	
H6 \$	<input type="text"/>
Credit for foreign resident capital gains withholding amounts	
H8 \$	<input type="text"/>
Eligible credits	
H \$	<input type="text" value="0"/>
(H1 plus H2 plus H3 plus H5 plus H6 plus H8)	

*Tax offset refunds (Remainder of refundable tax offsets)	I \$	<input type="text" value="0"/>
(unused amount from label E – an amount must be included even if it is zero)		

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S \$	<input type="text" value="3213.95"/>
(T5 plus G less H less I less K plus L less M plus N)		

*This is a mandatory label.

Section E: Losses

14 Losses

! If total loss is greater than \$100,000, complete and attach a Losses schedule 2020.

Tax losses carried forward to later income years	U \$	<input type="text" value="0"/>	-00
Net capital losses carried forward to later income years	V \$	<input type="text" value="0"/>	-00

Fund's tax file number (TFN) 976550048

Section F: Member information

MEMBER 1

Title: MRS

Family name

Davis

First given name

Colleen

Other given names

Member's TFN

See the Privacy note in the Declaration. 258338594

Date of birth 09/01/1955

Contributions

OPENING ACCOUNT BALANCE \$ 292846.37

! Refer to instructions for completing these labels.

Employer contributions

A \$ 0

ABN of principal employer

A1

Personal contributions

B \$ 25000

CGT small business retirement exemption

C \$ 0

CGT small business 15-year exemption amount

D \$ 0

Personal injury election

E \$ 0

Spouse and child contributions

F \$ 0

Other third party contributions

G \$ 0

Proceeds from primary residence disposal

H \$ 0

Receipt date

H1

Assessable foreign superannuation fund amount

I \$ 0

Non-assessable foreign superannuation fund amount

J \$ 0

Transfer from reserve: assessable amount

K \$ 0

Transfer from reserve: non-assessable amount

L \$ 0

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

T \$ 0

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

M \$ 0

TOTAL CONTRIBUTIONS N \$ 25000

(Sum of labels A to M)

Other transactions

Accumulation phase account balance

S1 \$ 156113.97

Retirement phase account balance
- Non CDBIS

S2 \$ 170930.26

Retirement phase account balance
- CDBIS

S3 \$ 0

0 TRIS Count

Allocated earnings
or losses

O \$ 15857.86

Inward
rollovers and
transfers

P \$ 0

Outward
rollovers and
transfers

Q \$ 0

Lump Sum
payments

R1 \$

Income
stream
payments

R2 \$ 6660

Loss

☐

Code

☐

Code

M

CLOSING ACCOUNT BALANCE S \$ 327044.23

(S1 plus S2 plus S3)

Accumulation phase value X1 \$

Retirement phase value X2 \$

Outstanding limited recourse
borrowing arrangement amount Y \$

Fund's tax file number (TFN) 976550048

MEMBER 2

Title: MR

Family name

Davis

First given name

William

Other given names

Member's TFN

See the Privacy note in the Declaration. 258656161

Date of birth

Day Month Year

04/12/1954

Contributions

OPENING ACCOUNT BALANCE \$ 344847.05

Refer to instructions for completing these labels.

Employer contributions

A \$ 0

ABN of principal employer

A1

Personal contributions

B \$ 25000

CGT small business retirement exemption

C \$ 0

CGT small business 15-year exemption amount

D \$ 0

Personal injury election

E \$ 0

Spouse and child contributions

F \$ 0

Other third party contributions

G \$ 0

Proceeds from primary residence disposal

H \$ 0

Receipt date

Day Month Year

H1

Assessable foreign superannuation fund amount

I \$ 0

Non-assessable foreign superannuation fund amount

J \$ 0

Transfer from reserve: assessable amount

K \$ 0

Transfer from reserve: non-assessable amount

L \$ 0

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

T \$ 0

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

M \$ 0

TOTAL CONTRIBUTIONS N \$ 25000

(Sum of labels A to M)

Other transactions

Allocated earnings or losses

O \$ 19303.38

Inward rollovers and transfers

P \$ 0

Outward rollovers and transfers

Q \$ 0

Lump Sum payments

R1 \$

Income stream payments

R2 \$ 8750

Accumulation phase account balance

S1 \$ 155957.63

Retirement phase account balance - Non CDBIS

S2 \$ 224442.80

Retirement phase account balance - CDBIS

S3 \$ 0

0 TRIS Count

CLOSING ACCOUNT BALANCE S \$ 380400.43

(S1 plus S2 plus S3)

Accumulation phase value X1 \$

Retirement phase value X2 \$

Outstanding limited recourse borrowing arrangement amount Y \$

Sensitive (when completed)

Fund's tax file number (TFN) 976550048

Section H: **Assets and liabilities****15 ASSETS****15a Australian managed investments**Listed trusts **A** \$ 0.00Unlisted trusts **B** \$ 0.00Insurance policy **C** \$ 0.00Other managed investments **D** \$ 0.00**15b Australian direct investments****Limited recourse borrowing arrangements**

Australian residential real property

J1 \$ 0.00

Australian non-residential real property

J2 \$ 0.00

Overseas real property

J3 \$ 0.00

Australian shares

J4 \$ 0.00

Overseas shares

J5 \$ 0.00

Other

J6 \$ 0.00

Property count

J7 0Cash and term deposits **E** \$ 246.00Debt securities **F** \$ 0.00Loans **G** \$ 0.00Listed shares **H** \$ 0.00Unlisted shares **I** \$ 0.00Limited recourse borrowing arrangements **J** \$ 0.00Non-residential real property **K** \$ 0.00Residential real property **L** \$ 712027.00Collectables and personal use assets **M** \$ 0.00Other assets **O** \$ 0.00**15c Other investments**Crypto-Currency **N** \$ 0.00**15d Overseas direct investments**Overseas shares **P** \$ 0.00Overseas non-residential real property **Q** \$ 0.00Overseas residential real property **R** \$ 0.00Overseas managed investments **S** \$ 0.00Other overseas assets **T** \$ 0.00**TOTAL AUSTRALIAN AND OVERSEAS ASSETS U** \$ 712273.00
(Sum of labels A to T)**15e In-house assets**

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?

A No ☒Yes ☐

\$ 0.00

Fund's tax file number (TFN) 976550048

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution?

A No ☐ Yes ☐

Did the members or related parties of the fund use personal guarantees or other security for the LRBA?

B No ☐ Yes ☐**16 LIABILITIES**

Borrowings for limited recourse borrowing arrangements

V1 \$ -00

Permissible temporary borrowings

V2 \$ -00

Other borrowings

V3 \$ -00Borrowings V \$ 0 -00Total member closing account balances
(total of all CLOSING ACCOUNT BALANCES from Sections F and G)W \$ 707444 -00Reserve accounts X \$ 0 -00Other liabilities Y \$ 4829 -00TOTAL LIABILITIES Z \$ 712273 -00**Section I: Taxation of financial arrangements****17 Taxation of financial arrangements (TOFA)**Total TOFA gains H \$ -00Total TOFA losses I \$ -00**Section J: Other information****Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit income year specified of the election (for example, for the 2019–20 income year, write 2020).

A If revoking or varying a family trust election, print R for revoke or print V for variation, and complete and attach the *Family trust election, revocation or variation 2020*.B **Interposed entity election status**If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2020* for each election.C If revoking an interposed entity election, print R, and complete and attach the *Interposed entity election or revocation 2020*.D

Fund's tax file number (TFN) 976550048

Section K: **Declarations**

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

Important

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

Privacy

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

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

TRUSTEE'S OR DIRECTOR'S DECLARATION:

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

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

Date Day / Month / Year**Preferred trustee or director contact details:**Title:

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

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

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2020* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date Day / Month / Year**Tax agent's contact details**Title:

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number



WILLIAM JAMES DAVIS AND COLLEEN CHRISTINE
DAVIS AS TRUSTEES FOR THE TRUSTEE FOR
FEDERATION DRIVE SUPERANNUATION FUND
26 FEDERATION DR
KELSO NSW Australia 2795

03 July 2020

Dear WILLIAM JAMES DAVIS AND COLLEEN CHRISTINE DAVIS AS TRUSTEES FOR THE TRUSTEE FOR FEDERATION DRIVE SUPERANNUATION FUND,

Here's your account information and a list of transactions from 01/07/19-30/06/20.

Account name WILLIAM JAMES DAVIS AND COLLEEN CHRISTINE DAVIS AS TRUSTEES
FOR THE TRUSTEE FOR FEDERATION DRIVE SUPERANNUATION FUND
BSB 062504
Account number 10625320
Account type CDIA
Date opened 11/02/2016

Date	Transaction details	Amount	Balance
01 Jul 2019	Credit Interest	\$218.71	\$200,077.81
01 Jul 2019	Wdl Branch Bathurst	-\$153,030.00	\$47,047.81
03 Jul 2019	Chq 000057 presented	-\$1,758.52	\$45,289.29
04 Jul 2019	TAX OFFICE PAYMENTS NetBank BPAY 75556 4927409858034960 April June 2019	-\$1,992.00	\$43,297.29
17 Jul 2019	AGL SALES P/L CommBank app BPAY 208868 70464389619404464106 elec June	-\$153.58	\$43,143.71
01 Aug 2019	Credit Interest	\$41.17	\$43,184.88
14 Aug 2019	Chq 000058 presented	-\$1,672.00	\$41,512.88
20 Aug 2019	Direct Credit 012721 ATO ATO001100010887951	\$192.05	\$41,704.93
20 Aug 2019	Chq 000059 presented	-\$385.00	\$41,319.93
23 Aug 2019	Chq 000060 presented BATHURST	-\$868.63	\$40,451.30
01 Sep 2019	Credit Interest	\$32.02	\$40,483.32
30 Sep 2019	AGL RETAIL ENERGY CommBank app BPAY 208892 70465535049404482446 Gas Sept	-\$66.53	\$40,416.79
01 Oct 2019	Credit Interest	\$29.94	\$40,446.73
01 Oct 2019	Transfer from xx3562 NetBank CCD CONTRIBUTION	\$5,000.00	\$45,446.73
01 Oct 2019	Transfer from xx3562 NetBank WJD CONTRIBUTION	\$5,000.00	\$50,446.73
04 Oct 2019	Chq 000061 presented	-\$45,735.00	\$4,711.73

Account Number 062504 10625320

Page 2 of 4

Date	Transaction details	Amount	Balance
20 Oct 2019	AGL SALES P/L NetBank BPAY 208868 70464389619404464106 elec 17A Sept	-\$152.06	\$4,559.67
28 Oct 2019	Chq 000062 presented	-\$1,973.00	\$2,586.67
01 Nov 2019	Credit Interest	\$3.73	\$2,590.40
07 Nov 2019	Direct Credit 301500 Pexa Settlement 17A Cox Lane	\$430,943.70	\$433,534.10
08 Nov 2019	Transfer to other Bank NetBank hyacinth roofbrick	-\$76,225.00	\$357,309.10
08 Nov 2019	Direct Credit 543406 Smile Real Estat 17A Cox Lane	\$35,100.00	\$392,409.10
08 Nov 2019	Direct Credit 543406 Smile Real Estat 17A Cox marketing	\$9.00	\$392,418.10
10 Nov 2019	Transfer to xx8617 NetBank CCD Pension Pmt	-\$6,660.00	\$385,758.10
10 Nov 2019	Transfer to xx8617 NetBank WJD Pension Pmt	-\$8,750.00	\$377,008.10
11 Nov 2019	Chq 000063 presented	-\$76,225.00	\$300,783.10
01 Dec 2019	Credit Interest	\$135.54	\$300,918.64
20 Dec 2019	Transfer to other Bank NetBank carpentry Inv0483	-\$76,225.00	\$224,693.64
23 Dec 2019	Transfer to CBA A/c NetBank lot 217 Hyacinth	-\$1,000.00	\$223,693.64
01 Jan 2020	Credit Interest	\$149.67	\$223,843.31
01 Jan 2020	Transfer to xx8617 CommBank app pmt Insur 17A Cox	-\$154.41	\$223,688.90
02 Jan 2020	Chq 000064 presented BATHURST	-\$466.64	\$223,222.26
20 Jan 2020	Chq 000065 presented	-\$1,500.00	\$221,722.26
23 Jan 2020	Transfer from xx3562 NetBank CCD Conc Super pmt	\$20,000.00	\$241,722.26
23 Jan 2020	Transfer from xx3562 NetBank WJD Super Conc Pmt	\$20,000.00	\$261,722.26
23 Jan 2020	Alinta Energy CommBank app BPAY 168930 10232383483 electric Hyacinth	-\$138.20	\$261,584.06
24 Jan 2020	Chq 000066 presented BATHURST	-\$20,500.00	\$241,084.06
01 Feb 2020	Credit Interest	\$126.39	\$241,210.45
17 Feb 2020	Transfer to xx8617 NetBank lights Hyacinth	-\$667.71	\$240,542.74
18 Feb 2020	Chq 000067 presented BATHURST	-\$499.36	\$240,043.38
28 Feb 2020	Alinta Energy NetBank BPAY 168930 10232390539 Gas 7 Hyacinth	-\$46.16	\$239,997.22
01 Mar 2020	Credit Interest	\$124.31	\$240,121.53

3

Account Number 062504 10625320

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Date	Transaction details	Amount	Balance
05 Mar 2020	AGL RETAIL ENERGY NetBank BPAY 208892 70465535049404482446 17A Cox Gas	-\$36.30	\$240,085.23
05 Mar 2020	AGL SALES P/L NetBank BPAY 208868 70464389619404464106 17A Cox Elec	-\$63.48	\$240,021.75
06 Mar 2020	Transfer to other Bank NetBank Davis 7 Hycinath	-\$90.00	\$239,931.75
01 Apr 2020	Credit Interest	\$94.67	\$240,026.42
13 Apr 2020	Alinta Energy NetBank BPAY 168930 10232383483 March Acc	-\$146.32	\$239,880.10
14 Apr 2020	Transfer to other Bank NetBank stamp duty lot 217	-\$6,017.00	\$233,863.10
15 Apr 2020	Transfer to other Bank NetBank Final pmt Hyacinth	-\$34,257.00	\$199,606.10
19 Apr 2020	TAX OFFICE PAYMENTS NetBank BPAY 75556 4927409858034960 Jan March 2020	-\$2,151.00	\$197,455.10
29 Apr 2020	Transfer to other Bank NetBank Contract Hyacinth	-\$135.36	\$197,319.74
01 May 2020	Credit Interest	\$26.80	\$197,346.54
04 May 2020	Transfer to other Bank NetBank 19 Meagher St	-\$100,000.00	\$97,346.54
05 May 2020	Transfer to other Bank NetBank 19 Meager St	-\$93,554.48	\$3,792.06
05 May 2020	Transfer to other Bank NetBank SteeleLegalsLot217	-\$1,412.00	\$2,380.06
06 May 2020	Transfer to other Bank CommBank app 185925 219Meagher	-\$257.57	\$2,122.49
06 May 2020	Transfer from xx3562 CommBank app Paez fence 7 Hyac	\$640.00	\$2,762.49
12 May 2020	Alinta Energy NetBank BPAY 168930 10232390539 Gas May	-\$52.66	\$2,709.83
26 May 2020	Chq 000069 presented BATHURST	-\$466.00	\$2,243.83
01 Jun 2020	Credit Interest	\$2.83	\$2,246.66
02 Jun 2020	Transfer to other Bank NetBank Styling 7 Hyacinth	-\$2,000.00	\$246.66

Any pending transactions haven't been included in this list. Proceeds of cheques aren't available until cleared.

Account Number 062504 10625320

Page 4 of 4

If you have questions or need more information, go to commbank.com.au/support.

Yours sincerely,



Brian Moseley
General Manager, Retail Customer Service

FEDERATION DRIVE SUPER FUND

DATE	DETAILS	RECEIPTS	PAYMENTS	BALANCE
4/7/19	ATO APRIL/JUNE INSTALMENT		1,992.00	197,867.10
1/7/19	INTEREST	218.71		198,085.81
1/7/19	STEELX CO. BALANCE PURCHASE LIANARTH		153,030.00	45,055.81
3/7/19	STEELX CO. LEGAL COSTS LIANARTH		1,758.52	43,297.29
17/7/19	AGL. ELEC JUNE 17A COX LANE.		153.58	43,143.71
1/8/19	INTEREST	41.17		43,184.88
8/8/19	BALANCE ACCOUNTS. TAX RETURN 2018/2019		1,672.00	41,512.88
15/8/19	SUPER AUDITS. - 2018/2019 RETURN		385.00	41,127.88
20/8/19	ATO. TAX RETURN 2018/2019	192.05		41,319.93
22/8/19	BATHURST COUNCIL RATES 17A COX / HYACINTH ^{8565.66}		868.63	40,451.30
1/9/19	INTEREST	32.02		40,483.32
30/9/19	AGL. GAS. A/C. 17A COX		66.53	40,416.79
1/10/19	INTEREST	29.94		40,446.73
1/10/19	CCD. CONTRIBUTION	5,000.00		45,446.73
1/10/19	WJD. CONTRIBUTION	5,000.00		50,446.73
3/10/19	BAR CONSTRUCTIONS. SLAB - HYACINTH WAY		45,735.00	4,711.73
3/10/19	ATO. PAYG INSTALMENT		1,973.00	2,738.73
20/10/19	AGL. ELEC SEPT 17A COX		152.06	2,586.67
1/11/19	INTEREST	3.73		2,590.40
7/11/19	SAVE 17A COX LANE - STEELX CO PART PROCESS	432,900.00		
	ELECTRONIC CONVEYANCING		114.07	
	BATHURST COUNCIL RATES		1,346.22	
	WATER USAGE		41.91	
	STEELX CO. - COSTS		1,590.86	
	REFUND RATES PURCHASER	1,136.76		433,534.10
8/11/19	SMILE ELITE. Commission bal deposit	48,100.00	13,000.00	468,634.10
	SMILE ELITE - MARKETING	9.00		468,643.10
7/11/19	BAR CONSTRUCTIONS - FRAME. HYACINTH		76,225.00	392,418.10
8/11/19	BAR CONSTRUCTIONS - BRICKWORK. HYACINTH		76,225.00	316,193.10
10/11/19	CCD. PENSION PMT		6,660.00	309,533.10
10/11/19	WJD. PENSION PMT		8,750.00	300,783.10
1/12/19	INTEREST	135.54		300,918.64
20/12/19	BAR CONSTRUCTIONS. CARPENTRY. HYACINTH ^{19 MEASURER \$}		76,225.00	224,693.64
23/12/19	RAINEX HORNB. PART DEPOSIT LOT 217		1,000.00	223,693.64
24/12/19	BATHURST COUNCIL - RATES. HYACINTH		466.64	223,227.00

FEDERATION DRIVE SUPER FUND

DATE	DETAILS	RECEIPTS	PAID	BALANCE
11/1/20	BALANCE INSURANCE 17ACOX LANE.		154.41	223,072.59
11/1/20	INTEREST	149.67		223,222.26
11/1/20	AUST TAX OFFICE - PAYG TAX 19 MEACHER ST		1,500.00	221,722.26
22/1/20	RAINIER HORNE - BALANCE DEPOSIT LOT217		20,500.00	201,222.26
23/1/20	CCO. CONTRIBUTION	20,000.00		221,222.26
23/1/20	WSD. CONTRIBUTION	20,000.00		241,222.26
11/2/20	INTEREST	126.39		241,348.65
23/1/20	ALINTA ENERGY - ELEC A/C - 7 HYACINTH		138.20	241,210.45
17/2/20	BATHURST COUNCIL - RATES 7 HYACINTH		499.36	240,711.09
17/2/20	BUNNINGS - LIGHTS - HYACINTH - 7		667.71	240,043.38
28/2/20	ALINTA ENERGY - GAS HYACINTH - 7		46.16	239,997.22
11/3/20	INTEREST	124.31		240,121.53
5/3/20	AGL - GAS 17ACOX FINAL A/C.		36.30	240,085.23
5/3/20	AGL - ELEC 17ACOX FINAL A/C		63.48	240,021.75
6/3/20	SMILEWHITE REAL ESTATE FLOOR PLAN 7 HYACINTH		90.00	239,931.75
11/4/20	INTEREST	94.67		240,026.42
19/4/20	ATO - PAYG TAX - BPAY.		2,151.00	237,875.42
13/4/20	ALINTA ENERGY - ELECTRICITY 7 HYACINTH		146.32	237,729.10
15/4/20	BAR CONSTRUCTIONS - FINALE PMT 7 HYACINTH		34,257.00	203,472.10
14/4/20	STEELE & CO - STAMP DUTY. 19 MEACHER.		6,017.00	197,455.10
29/4/20	STEELE & CO. - CONTRACT FOR SALE 7 HYACINTH		135.36	197,319.74
1/5/20	INTEREST	26.80		197,346.54
4/5/20	STEELE & CO - PART PMT 19 MEACHER.		100,000.00	97,346.54
5/5/20	STEELE & CO - PART PMT 19 MEACHER.		93,554.48	3,792.06
5/5/20	STEELE & CO - LEGALS 19 MEACHER.		1,412.00	2,380.06
6/5/20	STEELE & CO - PROPERTY EXCHANGE - LAND REGISTER		257.57	2,122.49
6/5/20	PAEZ - 1/2 FENCE 7 HYACINTH	640.00		2,762.49
12/5/20	ALINTA ENERGY - GAS 7 HYACINTH - MAY		52.66	2,709.83
24/5/20	BATHURST COUNCIL - RATES 7 HYACINTH		466.00	2,243.83
1/6/20	INTEREST	2.83		2,246.66
2/6/20	DEJORJA. PROPERTY STYLING - 7 HYACINTH		2,000.00	246.66
9/7/20	CCO CONTRIBUTION	5,000.00		
9/7/20	ATO. PAYG INSTALMENT APRIL/JUNE		1,875.00	
✓	WSD CONTRIBUTION	5,000.00		
9/7/20	ALINTA ENERGY		160.26	

Statement of Sale proceeds

Davis

17A Cox Lane, Eglinton

Settlement - 07/11/2019

		Paid	Received
RECEIVE Sale price		0	\$481,000.00
PAY Electronic Conveyancing Fee		\$114.07	0
PAY Commission to Smile Elite Cleary Fairbrother Property		\$13,000.00	0
PAY Bathurst Regional Council outstanding rates		\$1,346.22	0
RECEIVE refund purchaser's proportion of rates paid at settlement		0	\$1,136.76
PAY estimated water usage to settlement date		\$41.91	0
PAY Steele & Co Pty Ltd (Tax Invoice attached)		\$1,590.86	0
PAY Federation Drive Super Fund:			
• at settlement to CBA a/c ending in 5320	\$430,943.70		
• from balance of deposit	<u>\$35,100.00</u>	\$466,043.70	0
		\$482,136.76	\$482,136.76

Solicitor/Director
Ryan Cooney LLB
Andrew Dunsthea LLB

Solicitor
Lisa McLoughlin LLB
Kandice Douglas LLB

Licensed Conveyancer
Kate Jamieson CPC
Carol Smith CPC

Our Ref: PPTY:DM:183669
Contact: Ryan Cooney
Assistant: Denice Morrissey

7 November 2019

Mr & Mrs WJ Davis
26 Federation Drive
KELSO NSW 2795

TAX INVOICE

Re: Your Sale to Whyte & Bentwitch
Property: 17A Cox Lane, Eglinton

PROFESSIONAL FEES

Description	Amount	GST	Amount (Inc GST)
TO OUR COSTS of acting for you in relation to your sale including all personal and telephone attendance on parties to the transaction; all correspondence; all document preparation and production; searches; preparing, arranging and attending exchange; preparing, arranging and attending settlement; other attendances and items of correspondence not listed above but necessary to progress the matter. Care and consideration throughout.	\$1,250.00	\$125.00	\$1,375
Total	\$1,250.00	\$125.00	\$1,375.00

Tel 02 6331 7666 Fax 02 6332 2221

Level 1, 154 Russell Street Bathurst | PO Box 1504 Bathurst NSW 2795 | DX 3110 Bathurst

info@steeleandco.com.au www.steeleandco.com.au

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DISBURSEMENTS

Description	Amount	GST	Amount (Inc GST)
Title Search 21/1246130	\$22.36	\$2.24	\$24.60
Title Search 21/1246130	\$24.00	\$2.40	\$26.40
Bathurst Regional Council s10.7 planning certificate	\$54.06		\$54.06
Revenue NSW Clearance Certificate 17A Cox Lane, EGLINTON	\$34.59	\$1.96	\$36.55
Administration Expenses (photocopying, printing, postage, telephone, bank charges etc.)	\$67.50	\$6.75	\$74.25
Total	\$202.51	\$13.35	\$215.86

Total Costs and Disbursements (ex GST) \$1,452.51

Total GST payable \$138.35

AMOUNT DUE AT SETTLEMENT \$1,590.86

With Compliments
Steele+Co

E & OE

Proposed Withdrawal of Trust Money

If any money is held in our Trust Account on your behalf, it is intended to withdraw the above amount from money held at the expiration of 7 business days from the date this bill was given unless an objection is made.

Interest

Interest will be charged on unpaid legal costs in accordance with the terms of our costs agreement. Should the costs agreement not deal with the charging of interest, we will charge interest on legal costs which remain unpaid 30 days after giving you this bill, in accordance with reg 75 of the Legal Profession Uniform General Rules 2015. The rate of interest is the Cash Rate Target stipulated by the Reserve Bank of Australia as at the date of this bill plus 2%.

Notification of client's rights

You may request an itemised bill from us after receiving a bill that is not itemised or is partially itemised within 30 days after the date that the costs in that bill become payable.

In the event of a dispute in relation to legal costs you may:

- seek the assistance of the NSW Commissioner;
- have the costs assessed.

A complaint to the NSW Commissioner, in relation to this bill, must be made within the required period of 60 days after the legal costs become payable or if an itemised bill was requested, 30 days after that request was complied with. The NSW Commissioner may waive the time requirement if satisfied that the complaint is made within 4 months after the required period and it is just and fair to deal with the complaint, having regard to the delay and reasons for the delay.

An application for costs assessment must be made within 12 months after:

- a. the bill was given to you, or the request for payment was made to you, the third party payer or other law practice; or
- b. the legal costs were paid if neither a bill nor a request was made.

BILLDAVIS

From: "bill davis" <billdavis@outlook.com.au>
Date: Friday, 8 November 2019 12:17 PM
To: "BILLDAVIS" <billdavis54@bigpond.com>
Subject: Fwd: Settlement of 17a Cox Lane, Eglinton

Get [Outlook for Android](#)

From: Penny Grey <admin@smileelite.com>
Sent: Friday, November 8, 2019 11:51:55 AM
To: billdavis@outlook.com.au <billdavis@outlook.com.au>
Subject: Settlement of 17a Cox Lane, Eglinton

Dear William and Colleen,

Re: Settlement Summary
Property: 17a Cox Lane, Eglinton

Congratulations on the settlement of your property at 17a Cox Lane, Eglinton.

Please see below statement of account:

Settlement Date:	Thursday, 7 November 2019
Sale Price:	\$481,000.00
Deposit Held:	\$48,100.00

Less – Commission (Including GST) \$13,000.00

Balance of Deposit \$35,100.00

Again, we thank you for entrusting Jay Cleary to sell your property and, with your permission, we will continue to stay in touch. Of course, we are available to you at any time. You can contact your Elite Agent on 0439 891 872, or via email on jay.cleary@smileelite.com, we are more than happy to help.

Regards,

SETTLEMENT ADJUSTMENT SHEET

**DAVIS PURCHASE FROM THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE
DIOCESE OF BATHURST
PROPERTY: LOT 217, 19 MEAGHER STREET, LLANARTH**

Settlement: 8 May 2020
Adjustments as at: 8 May 2020

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price (inc GST & any other consideration)		\$215,000.00
Less Deposit		\$21,500.00
Balance		\$193,500.00
Bathurst Regional Council Rates		
For Period 1/07/2019 to 30/06/2020 - 366 days = \$8895.25		
Unit / Lot Entitlement = 815.5/19280 = \$376.25		
Paid		
Purchaser allows 53 days		
For period 8/05/2020 to 30/06/2020		\$54.48
Totals	\$0.00	\$193,554.48
Less Amount Payable By Vendor		\$0.00
AMOUNT DUE ON SETTLEMENT		\$193,554.48

Solicitor/Director

Ryan Cooney

Angela Dunne

Solicitor

Lisa Macquinn

Chris Cooney

Sandra Davah

Licensed Conveyancer

Kate Jamieson

Carol Smith

Tracy Hurst

Our Ref: PPTY:TH:185925

Contact: Ryan Cooney

Assistant: Tracy Hurst

8 May 2020

Mr & Mrs WJ Davis

26 Federation Drive

KELSO NSW 2795

TAX INVOICE

Re: Your Purchase from The Trustees of the Roman Catholic Church for the Diocese of Bathurst

Property: Lot 217, 19 Meagher street, Llanarth

PROFESSIONAL FEES

Description	Amount	GST	Amount (Inc GST)
TO OUR COSTS of acting for you in relation to your purchase including all personal and telephone attendances on parties to the transaction; all correspondence; all document preparation and production; searches and statutory enquiries; preparing, arranging and attending exchange; preparing, arranging and attending settlement; other attendances and items of correspondence not listed above but necessary to progress the matter. Care and consideration throughout.	\$1,200.00	\$120.00	\$1,320.00

Tel 02 6331 7666 Fax 02 6332 2221

Level 1, 154 Russell Street Bathurst | PO Box 1504 Bathurst NSW 2795 | DX 3110 Bathurst

Info@steeleandco.com.au www.steeleandco.com.au

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Total	\$1,200.00	\$120.00	\$1,320.00
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DISBURSEMENTS

Description	Amount	GST	Amount (Inc GST)
Revenue NSW: EDR - Agreement for Sale of Land	\$10.86	\$1.09	\$11.95
Deposited Plan and 88B 1263050	\$5.27	\$0.53	\$5.80
Administration Expenses (photocopying, printing, postage, telephone, bank charges etc.)	\$67.50	\$6.75	\$74.25
Total	\$83.63	\$8.37	\$92.00

Total Costs and Disbursements (ex GST) **\$1,283.63**

Total GST payable **\$128.37**

AMOUNT DUE AT SETTLEMENT **\$1,412.00**

With Compliments
Steele+Co

E & OE

Proposed Withdrawal of Trust Money

If any money is held in our Trust Account on your behalf, it is intended to withdraw the above amount from money held at the expiration of 7 business days from the date this bill was given unless an objection is made.

Interest

Interest will be charged on unpaid legal costs in accordance with the terms of our costs agreement. Should the costs agreement not deal with the charging of interest, we will charge interest on legal costs which remain unpaid 30 days after giving you this bill, in accordance with reg 75 of the Legal Profession Uniform General Rules 2015. The rate of interest is the Cash Rate Target stipulated by the Reserve Bank of Australia as at the date of this bill plus 2%.

CL5237847

Notification of client's rights

You may request an itemised bill from us after receiving a bill that is not itemised or is partially itemised within 30 days after the date that the costs in that bill become payable.

In the event of a dispute in relation to legal costs you may:

- seek the assistance of the NSW Commissioner;
- have the costs assessed.

A complaint to the NSW Commissioner, in relation to this bill, must be made within the required period of 60 days after the legal costs become payable or if an itemised bill was requested, 30 days after that request was complied with. The NSW Commissioner may waive the time requirement if satisfied that the complaint is made within 4 months after the required period and it is just and fair to deal with the complaint, having regard to the delay and reasons for the delay.

An application for costs assessment must be made within 12 months after:

- the bill was given to you, or the request for payment was made to you, the third party payer or other law practice; or
- the legal costs were paid if neither a bill nor a request was made.

We may give you an interim bill covering part only of the legal services we were retained to provide. Legal costs that are the subject of an interim bill may be assessed either at the time of the interim bill or at the time of the final bill, whether or not the interim bill has previously been assessed or paid.

If this is a lump sum bill and you request an itemised bill, which exceeds the amount specified in this lump sum bill, the additional costs may be recovered from you only if the costs are determined to be payable after a costs assessment or after a binding determination by the NSW Commissioner.

The responsible principals of Steele+Co are Ryan Cooney and Andrew Dunshea.

SETTLEMENT ADJUSTMENT SHEET

**DAVIS PURCHASE FROM THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE
DIOCESE OF BATHURST
PROPERTY: LOT 20, 7 HYACINTH WAY, LLANARTH**

Settlement: 3 July 2019
Adjustments as at: 3 July 2019

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price (inc GST & any other consideration)		\$170,000.00
Less Deposit		\$17,000.00
Balance		<u>\$153,000.00</u>
Totals	\$0.00	\$153,000.00
Less Amount Payable By Vendor		<u>\$0.00</u>
AMOUNT DUE ON SETTLEMENT		<u>\$153,000.00</u>

Solicitor/Director
Ryan Cooney LLB
Andrew Dunne LLB

Solicitor
Lisa McLaughlin LLB
Aaron Keating LLB
Matthew Bourne LLB

Licensed Conveyancer
Kate Jarrett CPC
Carol Smith CPC

Our Ref: PPTY:TH:184048
Contact: Ryan Cooney
Assistant: Tracy Hurst

3 July 2019

Mr & Mrs WJ Davis
26 Federation Drive
KELSO NSW 2795

TAX INVOICE

Re: Davis Purchase from The Trustees of the Roman Catholic Church for the Diocese of Bathurst
Property: Lot 20, 7 Hyacinth Way, Llanarth

PROFESSIONAL FEES

Description	Amount	GST	Amount (Inc GST)
TO OUR COSTS of acting for you in relation to your purchase including all personal and telephone attendances on parties to the transaction; all correspondence; all document preparation and production; searches and statutory enquiries; preparing, arranging and attending exchange; preparing, arranging and attending settlement; other attendances and items of correspondence not listed above but necessary to progress the matter. Care and consideration throughout.	\$1,200.00	\$120.00	\$1,320.00
Total	\$1,200.00	\$120.00	\$1,320.00

Tel 02 6331 7666 Fax 02 6332 2221

Level 1, 154 Russell Street Bathurst | PO Box 1504 Bathurst NSW 2795 | DX 3110 Bathurst

info@steeleandco.com.au www.steeleandco.com.au

Steele & Co Pty Ltd ABN 46 609 786 953 | Liability Limited By a Scheme Approved Under Professional Standards Legislation.

Legal practitioners employed by Steele & Co Pty Ltd are members of the scheme.

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DISBURSEMENTS

Description	Amount	GST	Amount (Inc GST)
Agency Fee for Production	\$69.64	\$6.96	\$76.60
Revenue NSW: EDR - Agreement for Sale of Land	\$9.95	\$1.00	\$10.95
Bathurst Regional Council: Rates Certificate and Outstanding Notices	\$29.01	\$1.14	\$30.15
Administration Expenses (photocopying, printing, postage, telephone, bank charges etc.)	\$57.50	\$5.75	\$63.25
Total	\$166.10	\$14.85	\$180.95

Total Costs and Disbursements (ex GST) \$1,366.10

Total GST payable \$134.85

AMOUNT DUE AT SETTLEMENT \$1,500.95

With Compliments
Steele+Co

E & OE

Proposed Withdrawal of Trust Money

If any money is held in our Trust Account on your behalf, it is intended to withdraw the above amount from money held at the expiration of 7 business days from the date this bill was given unless an objection is made.

Interest

Interest will be charged on unpaid legal costs in accordance with the terms of our costs agreement. Should the costs agreement not deal with the charging of interest, we will charge interest on legal costs which remain unpaid 30 days after giving you this bill, in accordance with reg 75 of the Legal Profession Uniform General Rules 2015. The rate of interest is the Cash Rate Target stipulated by the Reserve Bank of Australia as at the date of this bill plus 2%.

Notification of client's rights

You may request an itemised bill from us after receiving a bill that is not itemised or is partially itemised within 30 days after the date that the costs in that bill become payable.

In the event of a dispute in relation to legal costs you may:

- seek the assistance of the NSW Commissioner;
- have the costs assessed.

A complaint to the NSW Commissioner, in relation to this bill, must be made within the required period of 60 days after the legal costs become payable or if an itemised bill was requested, 30 days after that request was complied with. The NSW Commissioner will investigate the complaint and make a decision within 60 days. A complaint is made within 60 days if the complaint is made within 60 days of the date of the bill or of the date of the request for an itemised bill, whichever is later. A complaint is made within 60 days if the complaint is made within 60 days of the date of the bill or of the date of the request for an itemised bill, whichever is later. A complaint is made within 60 days if the complaint is made within 60 days of the date of the bill or of the date of the request for an itemised bill, whichever is later.

the third party payer or other law

retained to provide. Legal costs that
in bill or at the time of the final bill,

7 HYACINTH WAY

DATE	DETAILS	RECEIPTS	PAID	
4/7/18	RAINE & HORNE - PART DEPOSIT		1,000.00 /	
18/1/18	RAINE & HORNE - BALANCE DEPOSIT		16,000.00 /	
10/10/18	STEEL & CO - STAMP DUTY		4,460.00 /	
1/7/19	STEEL & CO - BALANCE PURCHASE		153,030.00 /	
3/7/19	STEEL & CO - LEGAL COST'S		1,758.52 /	
22/8/19	BATHURST COUNCIL - RATES		302.97	
3/10/19	B.A.R. CONSTRUCTIONS - SLAB		45,735.00	
7/11/19	B.A.R. CONSTRUCTIONS - FRAME		76,225.00	
8/11/19	B.A.R. CONSTRUCTIONS - BRICK WORK		76,225.00	
20/12/19	B.A.R. CONSTRUCTIONS - CARPENTRY		76,225.00	
24/12/19	BATHURST COUNCIL - RATES		466.64	
23/1/20	ALINTA ENERGY - ELEC A/C		138.20	
17/2/20	BATHURST COUNCIL - RATES		499.36	
17/2/20	BUNDINGS - LIGHTS		667.71	
28/2/20	ALINTA ENERGY - GAS		46.16	452,779.56
6/3/20	SMILE ELITE REAL ESTATE FEE PLAN		90.00	
13/4/20	ALINTA ENERGY - ELECTRICITY		146.32	
15/4/20	BAR CONSTRUCTIONS FINAL PMT		34,257.00	487,272.88
29/4/20	STEELEX CO - CONTRACT FOR SALE		135.36	
6/5/20	PAEZ - 1/2 FENCE	640.00		486,768.24
12/5/20	ALINTA ENERGY - GAS MAY		52.66	
24/5/20	BATHURST COUNCIL - RATES		466.00	
2/6/20	DEJORTA PROPERTY STYLING		2,000.00	489,286.90



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TAX INVOICE

William Davis & Colleen Davis atf The Federation Drive
Superannuation Fund
Lot 20
Hyacinth Way
BATHURST NSW 2795

Invoice Date
2 Apr 2020

Invoice Number
INV-0503

ABN
77 139 170 693

B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Description	Quantity	Unit Price	GST	Amount AUD
Final Payment	1.00	30,490.00	10%	30,490.00
Variation 1 - soil class "H2"	1.00	5,379.00	10%	5,379.00
Variation 2 - Brick allowance	1.00	544.00	10%	544.00
Variation 3 - 4 additional downlights supplied and installed @\$100 each	1.00	400.00	10%	400.00
Variation 4 - Supply two heat, fan ,light fittings to bathrooms	1.00	286.00	10%	286.00
Variation 5 - Ceiling fan supplied by owner	1.00	(154.00)	10%	(154.00)
Variation 6 - Supply three twin LED flood light fittings	1.00	247.00	10%	247.00
Variation 7 - Kitchen and sink	1.00	1,006.00	10%	1,006.00
Variation 8 - Floor coverings	1.00	1,236.00	10%	1,236.00
Variation 9 - Tile allowance	1.00	(75.00)	10%	(75.00)
Variation 10 - Tile three niches	1.00	600.00	10%	600.00
Variation 11 - Credit for automatic irrigation system	1.00	(2,600.00)	10%	(2,600.00)
Variation 12 - Credit for turf	1.00	(2,812.00)	10%	(2,812.00)
Variation 13 - Fencing allowance	1.00	(290.00)	10%	(290.00)
INCLUDES GST 10%				3,114.26
TOTAL AUD				34,257.00
Less Amount Paid				34,257.00
AMOUNT DUE AUD				0.00

Due Date: 16 Apr 2020



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TAX INVOICE

William Davis & Colleen Davis atf The Federation Drive
Superannuation Fund
Lot 20
Hyacinth Way
BATHURST NSW 2795

Invoice Date
18 Dec 2019

Invoice Number
INV-0483

ABN
77 139 170 693

B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Description	Quantity	Unit Price	GST	Amount AUD
Lot 20 Hyacinth Way - Gyprock and carpentry fixout complete	1.00	76,225.00	10%	76,225.00
INCLUDES GST 10%				6,929.55
TOTAL AUD				76,225.00
Less Amount Paid				76,225.00
AMOUNT DUE AUD				0.00

Due Date: 30 Dec 2019

Bank Account Details
BSB 012 520
Acc 1804 44193

All Goods and Services provided remain the property of B.A.R. Constructions Pty Ltd until this invoice is paid in full.
PAYMENT TERMS STRICTLY 7 DAYS

PAYMENT ADVICE

To: B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Customer William Davis & Colleen Davis atf The
Federation Drive Superannuation
Fund
Invoice Number INV-0483
Amount Due 0.00
Due Date 30 Dec 2019
Amount Enclosed

Enter the amount you are paying above



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TAX INVOICE

William Davis & Colleen Davis atf The Federation Drive
Superannuation Fund
Lot 20
Hyacinth Way
BATHURST NSW 2795

Invoice Date
8 Nov 2019

Invoice Number
INV-0478

ABN
77 139 170 693

B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Description	Quantity	Unit Price	GST	Amount AUD
Lot 20 Hyacinth Way - Roof and Brickwork complete	1.00	76,225.00	10%	76,225.00
INCLUDES GST 10%				6,929.55
TOTAL AUD				76,225.00
Less Amount Paid				76,225.00
AMOUNT DUE AUD				0.00

Due Date: 22 Nov 2019

Bank Account Details
BSB 012 520
Acc 1804 44193

All Goods and Services provided remain the property of B.A.R. Constructions Pty Ltd until this invoice is paid in full.
PAYMENT TERMS STRICTLY 7 DAYS

PAYMENT ADVICE

To: B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Customer William Davis & Colleen Davis atf The Federation Drive Superannuation Fund
Invoice Number INV-0478
Amount Due 0.00
Due Date 22 Nov 2019
Amount Enclosed

Enter the amount you are paying above



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TAX INVOICE

William Davis & Colleen Davis atf The Federation Drive
Superannuation Fund
Lot 20
Hyacinth Way
BATHURST NSW 2795

Invoice Date
1 Nov 2019

Invoice Number
INV-0477

ABN
77 139 170 693

B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Description	Quantity	Unit Price	GST	Amount AUD
Lot 20 Hyacinth Way - Frame complete	1.00	76,225.00	10%	76,225.00
INCLUDES GST 10%				6,929.55
TOTAL AUD				76,225.00
Less Amount Paid				76,225.00
AMOUNT DUE AUD				0.00

Due Date: 15 Nov 2019

Bank Account Details
BSB 012 520
Acc 1804 44193

All Goods and Services provided remain the property of B.A.R. Constructions Pty Ltd until this invoice is paid in full.
PAYMENT TERMS STRICTLY 7 DAYS

PAYMENT ADVICE

To: B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Customer William Davis & Colleen Davis atf The Federation Drive Superannuation Fund
Invoice Number INV-0477
Amount Due 0.00
Due Date 15 Nov 2019
Amount Enclosed

Enter the amount you are paying above



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TAX INVOICE

William Davis & Colleen Davis atf The Federation Drive
Superannuation Fund
Lot 20
Hyacinth Way
BATHURST NSW 2795

Invoice Date
1 Oct 2019

Invoice Number
INV-0472

ABN
77 139 170 693

B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Description	Quantity	Unit Price	GST	Amount AUD
Lot 20 Hyacinth Way - Slab complete	1.00	45,735.00	10%	45,735.00
INCLUDES GST 10%				4,157.73
TOTAL AUD				45,735.00
Less Amount Paid				45,735.00
AMOUNT DUE AUD				0.00

Due Date: 15 Oct 2019

Bank Account Details
BSB 012 520
Acc 1804 44193

All Goods and Services provided remain the property of B.A.R. Constructions Pty Ltd until this invoice is paid in full.
PAYMENT TERMS STRICTLY 7 DAYS

PAYMENT ADVICE

To: B.A.R. Constructions Pty Ltd
PO Box 531
BATHURST NSW 2795

Customer William Davis & Colleen Davis atf The
Federation Drive Superannuation
Fund
Invoice Number INV-0472
Amount Due 0.00
Due Date 15 Oct 2019
Amount Enclosed

Enter the amount you are paying above



Australian Government
Australian Taxation Office

Agent BALANCE ACCOUNTANTS &
ADVISERS

Client THE TRUSTEE FOR
FEDERATION DRIVE
SUPERANNUATION FUND

ABN 92 740 985 803

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Print instalment

Account	Period	Document ID
Activity statement – 004 – THE TRUSTEE FOR FEDERATION DRIVE SUPERANNUATION FUND	Apr 2020 – Jun 2020	44139146026

Receipt ID 5408905562
Date lodged 20 July 2020
Payment due date 28 July 2020

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
PAYG income tax instalment			
5A Owed to ATO		\$1,875.00	
T7 Instalment amount – Based on the notional tax \$ 7,516.95 from the 0000 assessment.	\$1,875.00		

Amount owing to ATO

\$1,875.00

BPAY®



Biller code 75556
Ref 4927409858034960

Telephone and Internet Banking - BPAY®

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

For more information see www.bpay.com.au

Australia Post

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

Payment reference number
 4927409858034960

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Steele+Co

ABN 46 609 786 953

PO Box 1504
 Bathurst NSW 2795
 Ph. 02 6331 7666
 Fax. 02 6332 2221
 accounts@steeleandco.com.au

Trust Account Statement

Mr & Mrs WJ Davis
 26 Federation Drive
 KELSO NSW 2795

As at: 11/05/2020

Person Responsible: PC Property & Commercial

Matter: 185925

Client: Mr William James Davis & Mrs Colleen Christine Davis
 Description: Purchase - Lot 217, 19 Meagher Street, Llanarth

Institution: ANZ

Account: Steele & Co Law Practice Trust Account

BSB: 012790

Account Number: 438424393

* Indicates entry date

Date	Transaction No.	Description	Withdrawal	Deposit	Balance
14/04/2020	Rec5764	Received from: Mr & Mrs WJ Davis	-	\$6,017.00	\$6,017.00
*15/04/2020		26 Federation Drive KELSO NSW 2795 Reason: Transfer duty - 19 Meagher Street, Llanarth			
21/04/2020	PayE5018	Paid by EFT to: Acc Name: Revenue NSW BSB: BPay 3384 Acc No: Ref: 1706019203 Reason: Transfer duty on 19 Meagher Drive, Llanarth	\$6,017.00	-	-
05/05/2020	Rec5795	Received from: Mr & Mrs WJ Davis 26 Federation Drive KELSO NSW 2795 Reason: Settlement monies - 19 Meagher Street, Llanarth	-	\$193,554.48	\$193,554.48
05/05/2020	Rec5796	Received from: Mr & Mrs WJ Davis 26 Federation Drive KELSO NSW 2795 Reason: Settlement monies - 19 Meagher Street, Llanarth	-	\$1,412.00	\$194,966.48
06/05/2020	Rec5802	Received from: Mr & Mrs WJ Davis	-	\$257.57	\$195,224.05
*07/05/2020		26 Federation Drive KELSO NSW 2795 Reason: Settlement of 19 Meagher Street, Llanarth			
08/05/2020	PayE5049	Paid by EFT to: Acc Name: PEXA BSB: 000000 Acc No: 000000 Reason: Settlement of 19 Meagher Street, Llanarth	\$195,224.05	-	-
			\$201,241.05	\$201,241.05	-