

JP & S BORSINI FAMILY SUPER FUND

Statement of Financial Position**As At 30 Jun 2022**

	As at 30 Jun 2021 Balance	Quantity	As at 30 Jun 2022 Balance	Quantity
Assets				
Investments				
Direct Property				
20/249 Bayview Street	\$ 460,000.00	1	\$ 560,000.00	1
Unit 3/95 Crown Road	\$ 1,160,437.00	1	\$ 1,137,722.00	1
Total Direct Property	\$ 1,620,437.00		\$ 1,697,722.00	
Total Investments	\$ 1,620,437.00		\$ 1,697,722.00	
Other Assets				
Cash At Bank				
Macquarie Cash Management Account	56,342.69		\$ 47,078.07	
Total Cash At Bank	\$ 56,342.69		\$ 47,078.07	
Total Other Assets	\$ 56,342.69		\$ 47,078.07	
Total Assets	\$ 1,676,779.69		\$ 1,744,800.07	
Liabilities				
Other Creditors and Accruals				
Accountancy Fee	\$ 1,419.00		\$ 1,639.00	
Auditor Fee	\$ 907.50		\$ 907.50	
Total Other Creditors and Accruals	\$ 2,326.50		\$ 2,546.50	
Borrowings				
Limited Recourse Borrowing Arrangement				
EZY Mortgage Loan 8955	\$ 293,122.34		\$ 289,233.90	
EZY Mortgage Loan 8957	\$ 205,247.47		\$ 198,222.39	
EZY Mortgage Loan 8958	\$ -52,000.00		\$ -102,000.00	
Macquarie Bank Mortgage Solutions	\$ 1.00		\$ 1.00	
Total Limited Recourse Borrowing Arrangement	\$ 446,370.81		\$ 385,457.29	
Total Borrowings	\$ 446,370.81		\$ 385,457.29	
Income Tax Payable				
Provision for Income Tax	\$ 8,959.50		\$ 9,042.15	
Income Tax Instalments Paid	\$ -7,033.00		\$ -8,957.00	
Total Income Tax Payable	\$ 1,926.50		\$ 85.15	
Other Taxes Payable				
Activity Statement Payable/Refundable	2,295.00		\$ 3,683.00	
Total Other Taxes Payable	\$ 2,295.00		\$ 3,683.00	
Total Liabilities	\$ 452,918.81		\$ 391,771.94	
Net Assets				
Total Net Assets	\$ 1,223,860.88		\$ 1,353,028.13	
Member Entitlements				
Member Entitlement Accounts				
Mr Jean Borsini				
Accumulation	\$ 948,257.46		\$ 1,041,088.40	
Total Mr Jean Borsini	\$ 948,257.46		\$ 1,041,088.40	
Mrs Shannin Borsini				
Accumulation	\$ 275,603.42		\$ 311,939.73	
Total Mrs Shannin Borsini	\$ 275,603.42		\$ 311,939.73	
Total Member Entitlement Accounts	\$ 1,223,860.88		\$ 1,353,028.13	
Total Member Entitlements	\$ 1,223,860.88		\$ 1,353,028.13	

JP & S BORSINI FAMILY SUPER FUND

Operating Statement

From 1 Jul 2021 to 30 Jun 2022

	1 Jul 2020 to 30 Jun 2021	1 Jul 2021 to 30 Jun 2022
Income		
Member Receipts		
Contributions		
Employer		
Mr Jean Borsini	\$ 25,000.00	\$ 31,042.15
Mrs Shannin Borsini	\$ 1,780.29	\$ 2,340.76
Total Employer	\$ 26,780.29	\$ 33,382.91
Member		
Personal Concessional		
Mrs Shannin Borsini	\$ 20,570.00	\$ 18,000.00
Total Personal Concessional	\$ 20,570.00	\$ 18,000.00
Personal Non-Concessional		
Mr Jean Borsini	\$ 8,466.20	\$ 0.00
Total Personal Non-Concessional	\$ 8,466.20	\$ 0.00
Total Member	\$ 29,036.20	\$ 18,000.00
Government Co-Contributions		
Mrs Shannin Borsini	\$ 1,000.00	\$ 0.00
Total Government Co-Contributions	\$ 1,000.00	\$ 0.00
Total Contributions	\$ 56,816.49	\$ 51,382.91
Total Member Receipts	\$ 56,816.49	\$ 51,382.91
Investment Gains		
Market Gains		
Direct Property		
20/249 Bayview Street	\$ 72,863.01	\$ 100,643.18
Unit 3/95 Crown Road	\$ 254,119.00	\$ -22,715.00
Total Direct Property	\$ 326,982.01	\$ 77,928.18
Total Market Gains	\$ 326,982.01	\$ 77,928.18
Total Investment Gains	\$ 326,982.01	\$ 77,928.18
Investment Income		
Interest		
Cash At Bank		
Macquarie Cash Management Account	\$ 23.03	\$ 39.56
Total Cash At Bank	\$ 23.03	\$ 39.56
Total Interest	\$ 23.03	\$ 39.56
Rent		
Direct Property		
20/249 Bayview Street	\$ 21,840.00	\$ 21,840.00
Unit 3/95 Crown Road	\$ 37,560.00	\$ 33,256.43
Total Direct Property	\$ 59,400.00	\$ 55,096.43
Total Rent	\$ 59,400.00	\$ 55,096.43
Total Investment Income	\$ 59,423.03	\$ 55,135.99
Total Income	\$ 443,221.53	\$ 184,447.08

Expenses**Other Expenses**

Accountancy Fee	\$ 1,776.50	\$ 1,639.00
Auditor Fee	\$ 907.50	\$ 907.50
Bank Fees		
Cash At Bank		
Macquarie Cash Management Account	\$ 5.00	\$ 0.00

Total Cash At Bank	\$	5.00	\$	0.00
Limited Recourse Borrowing Arrangement				
EZY Mortgage Loan 8955	\$	395.00	\$	395.00
EZY Mortgage Loan 8957	\$	0.00	\$	250.00
Total Limited Recourse Borrowing Arrangement	\$	395.00	\$	645.00
Total Bank Fees	\$	400.00	\$	645.00
Depreciation				
Capital Allowances				
Direct Property				
20/249 Bayview Street	\$	2,863.01	\$	643.18
Total Direct Property	\$	2,863.01	\$	643.18
Total Capital Allowances	\$	2,863.01	\$	643.18
Total Depreciation	\$	2,863.01	\$	643.18
Interest Paid				
Limited Recourse Borrowing Arrangement				
EZY Mortgage Loan 8955	\$	17,371.40	\$	16,493.85
EZY Mortgage Loan 8957	\$	8,628.69	\$	6,690.13
Total Limited Recourse Borrowing Arrangement	\$	26,000.09	\$	23,183.98
Total Interest Paid	\$	26,000.09	\$	23,183.98
Property Expenses				
Advertising				
Direct Property				
Unit 3/95 Crown Road	\$	0.00	\$	440.00
Total Direct Property	\$	0.00	\$	440.00
Total Advertising	\$	0.00	\$	440.00
Agents Management Fee				
Direct Property				
Unit 3/95 Crown Road	\$	1,959.30	\$	1,775.62
Total Direct Property	\$	1,959.30	\$	1,775.62
Total Agents Management Fee	\$	1,959.30	\$	1,775.62
Council Rates				
Direct Property				
20/249 Bayview Street	\$	2,227.38	\$	2,036.10
Unit 3/95 Crown Road	\$	1,435.48	\$	1,465.80
Total Direct Property	\$	3,662.86	\$	3,501.90
Total Council Rates	\$	3,662.86	\$	3,501.90
Insurance Premium				
Direct Property				
20/249 Bayview Street	\$	478.85	\$	0.00
Unit 3/95 Crown Road	\$	-1,874.50	\$	425.00
Total Direct Property	\$	-1,395.65	\$	425.00
Total Insurance Premium	\$	-1,395.65	\$	425.00
Property Capital Improvement				
Direct Property				
Unit 3/95 Crown Road	\$	11,575.40	\$	0.00
Total Direct Property	\$	11,575.40	\$	0.00
Total Property Capital Improvement	\$	11,575.40	\$	0.00
Repairs Maintenance				
Direct Property				
20/249 Bayview Street	\$	0.00	\$	911.00
Unit 3/95 Crown Road	\$	160.00	\$	2,439.60
Total Direct Property	\$	160.00	\$	3,350.60
Total Repairs Maintenance	\$	160.00	\$	3,350.60
Strata Levy Fee				
Direct Property				

20/249 Bayview Street	\$	4,211.60	\$	2,789.73
Unit 3/95 Crown Road	\$	4,252.11	\$	4,507.59
Total Direct Property	\$	8,463.71	\$	7,297.32
Total Strata Levy Fee	\$	8,463.71	\$	7,297.32
Water Rates				
Direct Property				
20/249 Bayview Street	\$	1,140.85	\$	1,407.90
Unit 3/95 Crown Road	\$	584.44	\$	559.68
Total Direct Property	\$	1,725.29	\$	1,967.58
Total Water Rates	\$	1,725.29	\$	1,967.58
Total Property Expenses	\$	26,150.91	\$	18,758.02
Regulatory Fees	\$	263.00	\$	202.00
SMSF Supervisory Levy	\$	259.00	\$	259.00
Total Other Expenses	\$	58,620.01	\$	46,237.68
Total Expenses	\$	58,620.01	\$	46,237.68
Income Tax				
Income Tax Expense				
Income Tax Expense	\$	8,959.50	\$	9,042.15
Total Income Tax Expense	\$	8,959.50	\$	9,042.15
Total Income Tax	\$	8,959.50	\$	9,042.15
Net Profit (Loss) Total	\$	375,642.02	\$	129,167.25

IntelliVal Automated Valuation Estimate

Prepared on 03 November 2022



20/249 Bayview Street Hollywell QLD 4216

Estimated Value:

\$560,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$493,000 - \$627,000

Property Attributes:



2



2



2



102m²



Year Built

1989



Land Area

-



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Special facilities (gold coast)

Sales History

Sale Date	Sale Price	Sale Type
05 Aug 2016	\$350,000	Normal Sale
21 Jan 2014	\$320,000	Normal Sale
24 Aug 1998	\$135,000	Normal Sale
22 Feb 1991	\$50,000	Part Sale

Estimated Value as at 31 October 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

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

CoreLogic IntelliVal Automated Valuation Estimate

20/249 Bayview Street Hollywell QLD 4216

Prepared on 03 November 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

20/249 Bayview Street Hollywell QLD 4216



Prepared on 03 November 2022

Recently Sold Properties



2	2	2	-

13/249 Bayview Street
Hollywell QLD 4216

Sold Price: \$501,000

Sold Date: 24 August 2022

Distance from Subject: Okm

Features: Medium Density Residential



2	2	2	-

11/249 Bayview Street Hollywell
QLD 4216

Sold Price: \$502,000

Sold Date: 24 August 2022

Distance from Subject: Okm

Features: Medium Density Residential, 2 Floor
Level Of Unit, Parquetry, Water View



2	2	1	-

12/249 Bayview Street
Hollywell QLD 4216

Sold Price: \$510,000

Sold Date: 31 December 2021

Distance from Subject: Okm

Features: Indoor Spa, Medium Density
Residential, 2 Floor Level Of Unit, Internal
Laundry, Broadband internet access, Cable or

CoreLogic IntelliVal Automated Valuation Estimate

20/249 Bayview Street Hollywell QLD 4216



Prepared on 03 November 2022



No photo available



3



2



-



154m²

18/4A-8 Hansford Road
Coomababah QLD 4216

Sold Price: \$600,000

Sold Date: 02 December 2021

Distance from Subject: 1.4km

Features: -



3



2



1



151m²

19/4A-8 Hansford Road
Coomababah QLD 4216

Sold Price: \$610,000

Sold Date: 05 November 2021

Distance from Subject: 1.4km

Features: -



3



2



1



218m²

53/272 Oxley Drive
Coomababah QLD 4216

Sold Price: \$521,500

Sold Date: 30 May 2022

Distance from Subject: 1.5km

Features: Medium Density Residential

CoreLogic IntelliVal Automated Valuation Estimate

20/249 Bayview Street Hollywell QLD 4216

Prepared on 03 November 2022

Hollywell Insights: A Snapshot



Houses

Median Price

\$1,332,274

	Past Sales	Capital Growth
2022	68	↑ 36.37%
2021	80	↑ 25.70%
2020	42	↑ 10.43%
2019	46	↓ 10.15%
2018	63	↑ 13.70%

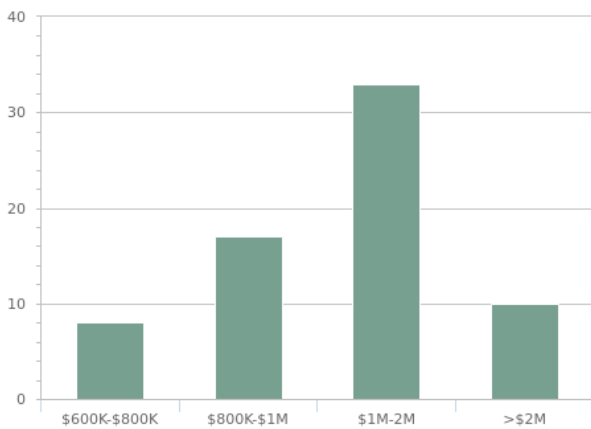
Units

Median Price

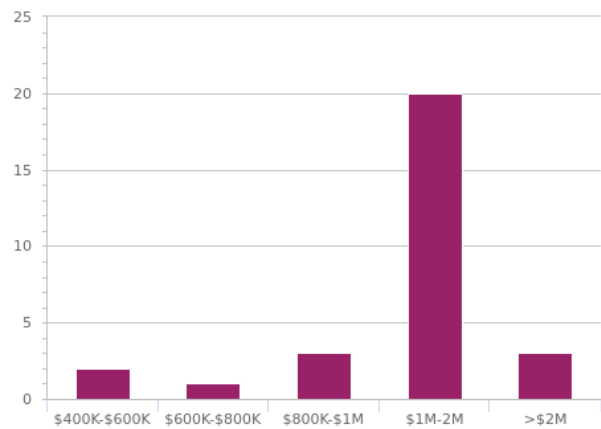
\$1,266,943

	Past Sales	Capital Growth
2022	29	↑ 32.98%
2021	55	↑ 30.10%
2020	14	↑ 6.78%
2019	29	↓ 15.14%
2018	30	↑ 14.71%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 03 November 2022

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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 03 November 2022



3/95 Crown Road Queenscliff NSW 2096

Lot/Plan: 3/SP8417

Estimated Value:

\$1,036,516

FSD*: (Forecast Standard Deviation)

16%

Estimated Price Range:

\$870,673 - \$1,202,359

Property Attributes:



2



1



1



74m²



Year Built

1974



Land Area

-



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
16 Jan 2014	\$695,000	Unknown
24 Jul 2006	\$463,000	Unknown
12 Jun 2003	\$440,000	Unknown

Estimated Value as at 31 October 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

A Forecast Standard Deviation is an estimate of the variation between the modelled estimate and the market value of a property. A smaller FSD indicates that our estimate of value is likely closer to the true market value of a property than a larger FSD.

For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

3/95 Crown Road Queenscliff NSW 2096

Prepared on 03 November 2022

Location Highlights



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

3/95 Crown Road Queenscliff NSW 2096



Prepared on 03 November 2022

Recently Sold Properties



2 1 1 98m²

16/87 Queenscliff Road
Queenscliff NSW 2096

Sold Price: **\$1,150,000**

Sold Date: 23 September 2022

Distance from Subject: 0.2km

Features: Medium Density Residential,
RESIDENTIAL



2 1 1 2,472m²

8/127 Queenscliff Road
Queenscliff NSW 2096

Sold Price: **\$900,000**

Sold Date: 12 August 2022

Distance from Subject: 0.3km

Features: Low Density Residential, 1 Dining
Rooms, 1 Floor Level Of Unit, Dishwasher, 1
Lounge/Dining Rooms Combined, Timber Floor,



2 1 1 71m²

24/127 Queenscliff Road
Queenscliff NSW 2096

Sold Price: \$1,065,000

Sold Date: 11 May 2022

Distance from Subject: 0.3km

Features: Low Density Residential,
RESIDENTIAL

***Agent Advised**

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

3/95 Crown Road Queenscliff NSW 2096



Prepared on 03 November 2022



2 1 1 64m²

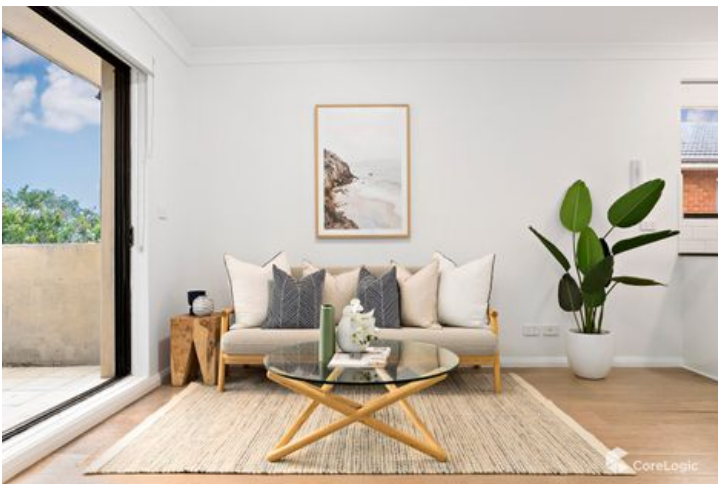
3/129 Queenscliff Road
Queenscliff NSW 2096

Sold Price: **\$1,065,000**

Sold Date: 28 October 2022

Distance from Subject: 0.4km

Features: Low Density Residential, 1 Dining Rooms, 1 Floor Level Of Unit, 1 Lounge Rooms, Parquetry, 1 Other Rooms, RESIDENTIAL



2 1 1 80m²

5/31 Dalley Street Queenscliff
NSW 2096

Sold Price: \$905,000

Sold Date: 18 August 2022

Distance from Subject: 0.4km

Features: Medium Density Residential, 1 Floor Level Of Unit, Timber Floor, RESIDENTIAL, Lagoon View



2 1 1 -

11/30 Dalley Street Queenscliff
NSW 2096

Sold Price: \$950,000

Sold Date: 12 August 2022

Distance from Subject: 0.4km

Features: South, Low Density Residential, 1 Dining Rooms, Caesar Bench Tops, Close to Schools, Close to Shops, Close to Transport,

***Agent Advised**

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

3/95 Crown Road Queenscliff NSW 2096



Prepared on 03 November 2022

Queenscliff Insights: A Snapshot



Houses

Median Price
\$3,300,041

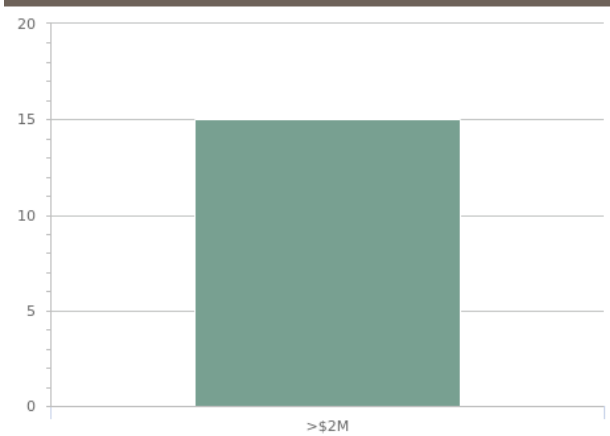
	Past Sales	Capital Growth
2022	15	↓ 6.73%
2021	10	↑ 38.90%
2020	13	↑ 21.89%
2019	17	↓ 6.39%
2018	18	↑ 3.83%

Units

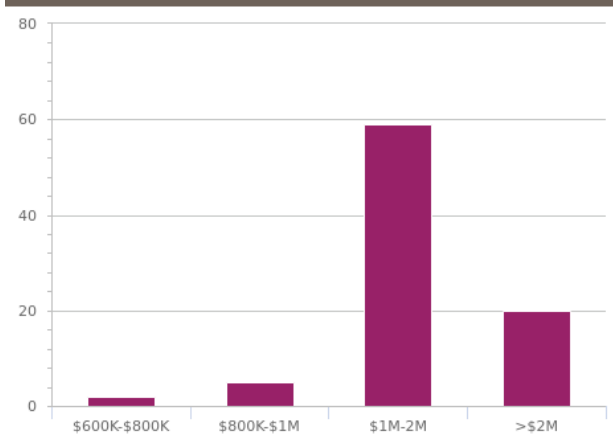
Median Price
\$1,246,222

	Past Sales	Capital Growth
2022	86	↓ 5.86%
2021	111	↑ 25.55%
2020	84	↑ 21.11%
2019	67	↓ 6.98%
2018	84	↓ 7.76%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

Prepared on 03 November 2022

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BSB
182512

Account No.
000962618237

Account Name
JP & S NOMINEES PTY LTD ATF JP & S BORSINI
FAMILY SUPER FUND

Shannin Borsini
18 CARLTON STREET
FRESHWATER NSW 2096



Cash Management Account Transaction Listing Report

From 1 July 2021 to 30 June 2022

Overview of this transaction listing report

Opening balance	- Total debits	+ Total credits	= Closing balance
\$56,342.69 CR	\$105,743.83	\$96,479.21	\$47,078.07 CR

Account Name

JP & S NOMINEES PTY LTD ATF JP & S BORSINI FAMILY SUPER FUND



Cash Management Account Transaction Listing Report

Your transactions

Please check each entry on this report. If you think there is an error or unauthorised transaction, please contact us right away.

Date	Description	Debits	Credits	Balance
Jul 2021				
	Opening balance			56,342.69 CR
Jul 1	SuperChoice P/L PC06C020-6067860		112.93	56,455.62 CR
Jul 2	TRANSACT FUNDS TFR TO BEE PLUMBING	495.00		55,960.62 CR
Jul 8	AUTOMATIC DATA P ADP202107081021018		2,373.40	58,334.02 CR
Jul 9	KIMBERLEY NELSON Rent 20/249Bayview		840.00	59,174.02 CR
Jul 12	Origin MMS 47576200-400048957	1,219.23		57,954.79 CR
Jul 12	Origin MMS 47576172-400048955	1,777.49		56,177.30 CR
Jul 23	KIMBERLEY NELSON Rent 20/249Bayview		840.00	57,017.30 CR
Jul 30	MACQUARIE CMA INTEREST PAID		5.75	57,023.05 CR
Jul 30	Ray White Seafor RENT PAYMENT		2,524.97	59,548.02 CR
Jul 30	SuperChoice P/L PC06C020-6080816		112.93	59,660.95 CR
Aug 2021				
Aug 6	KIMBERLEY NELSON Unit20/249 Bayview		840.00	60,500.95 CR
Aug 6	AUTOMATIC DATA P ADP202108061037905		3,560.10	64,061.05 CR
Aug 9	BPAY TO COGC - RATES	1,018.05		63,043.00 CR
Aug 12	Origin MMS 47902066-400048957	1,219.23		61,823.77 CR
Aug 12	Origin MMS 47901999-400048955	1,777.49		60,046.28 CR
Aug 17	BPAY TO GCCC - WATER	334.92		59,711.36 CR
Aug 18	BPAY TO TAX OFFICE PAYMENTS	2,295.00		57,416.36 CR
Aug 20	KIMBERLEY NELSON RentU20 249BAYVIEW		840.00	58,256.36 CR
Aug 31	MACQUARIE CMA INTEREST PAID		6.12	58,262.48 CR
Aug 31	Ray White Seafor RENT PAYMENT		1,158.59	59,421.07 CR
Sep 2021				
Sep 3	KIMBERLEY NELSON RentU20 249BAYVIEW		840.00	60,261.07 CR
Sep 8	AUTOMATIC DATA P ADP202109081056048		2,373.40	62,634.47 CR
Sep 13	Origin MMS 48225385-400048957	1,219.23		61,415.24 CR
Sep 13	Origin MMS 48225384-400048955	1,777.49		59,637.75 CR
Sep 15	BPAY TO STRATAPAY-LEVY	929.91		58,707.84 CR
Sep 16	KIMBERLEY NELSON RENTU20 249BAYVIEW		840.00	59,547.84 CR
Sep 30	MACQUARIE CMA INTEREST PAID		6.00	59,553.84 CR
Sep 30	Ray White Seafor RENT PAYMENT		2,636.60	62,190.44 CR
Oct 2021				
Oct 1	KIMBERLEY NELSON RENTu20 249Bayview		840.00	63,030.44 CR
Oct 8	AUTOMATIC DATA P ADP202110081073620		2,373.40	65,403.84 CR
Oct 12	Origin MMS 48546839-400048957	1,219.23		64,184.61 CR
Oct 12	Origin MMS 48546838-400048955	1,777.49		62,407.12 CR
Oct 19	KIMBERLEY NELSON RENT 20/249BAYVIEW		840.00	63,247.12 CR
Oct 27	TRANSACT FUNDS TFR TO SHANNIN BORSINI	56.00		63,191.12 CR

Account Name

JP & S NOMINEES PTY LTD ATF JP & S BORSINI FAMILY SUPER FUND



Cash Management Account Transaction Listing Report

Date	Description	Debits	Credits	Balance
Oct 29	MACQUARIE CMA INTEREST PAID		6.51	63,197.63 CR
Oct 29	KIMBERLEY NELSON RENT 20/249BAYVIEW		840.00	64,037.63 CR
Nov 2021				
Nov 1	Ray White Seafor RENT PAYMENT		2,485.61	66,523.24 CR
Nov 8	AUTOMATIC DATA P ADP202111081091249		2,373.40	68,896.64 CR
Nov 12	KIMBERLEY NELSON RENT 20/249BAYVIEW		840.00	69,736.64 CR
Nov 12	Origin MMS 48888912-400048957	1,219.23		68,517.41 CR
Nov 12	Origin MMS 48888911-400048955	1,777.49		66,739.92 CR
Nov 15	TRANSACT FUNDS TFR TO Bee Plumbing	347.60		66,392.32 CR
Nov 26	KIMBERLEY NELSON RENT20/249BAYVIEW		840.00	67,232.32 CR
Nov 30	MACQUARIE CMA INTEREST PAID		4.57	67,236.89 CR
Nov 30	Ray White Seafor RENT PAYMENT		1,355.31	68,592.20 CR
Dec 2021				
Dec 3	TRANSACT FUNDS TFR TO SUBLIME FLOOR COVE	1,226.00		67,366.20 CR
Dec 6	BPAY TO STRATAPAY-LEVY	929.91		66,436.29 CR
Dec 6	BPAY TO GCCC - WATER	393.38		66,042.91 CR
Dec 8	AUTOMATIC DATA P ADP202112081108607		2,373.40	68,416.31 CR
Dec 9	TRANSACT FUNDS TFR TO BEACH SIDE PLUMBIN	132.00		68,284.31 CR
Dec 9	TRANSACT FUNDS TFR TO BEN MCGOLDRICK	228.00		68,056.31 CR
Dec 10	KIMBERLEY NELSON Rent20/249 Bayview		840.00	68,896.31 CR
Dec 13	Origin MMS 49264368-400048957	1,219.23		67,677.08 CR
Dec 13	Origin MMS 49264402-400048955	1,777.49		65,899.59 CR
Dec 21	BPAY TO ASIC	202.00		65,697.59 CR
Dec 21	TRANSACT FUNDS TFR TO JP AND S NOMINEES	50,000.00		15,697.59 CR
Dec 24	KIMBERLEY NELSON RENTu20 249Bayview		840.00	16,537.59 CR
Dec 31	MACQUARIE CMA INTEREST PAID		2.06	16,539.65 CR
Dec 31	Ray White Seafor RENT PAYMENT		1,931.85	18,471.50 CR
Jan 2022				
Jan 7	KIMBERLEY NELSON RENT 20/249BAYVIEW		840.00	19,311.50 CR
Jan 10	AUTOMATIC DATA P ADP202201101125758		3,748.05	23,059.55 CR
Jan 12	Origin MMS 49678494-400048957	1,219.23		21,840.32 CR
Jan 12	Origin MMS 49678662-400048955	1,777.49		20,062.83 CR
Jan 20	KIMBERLEY NELSON RENT 20/249BAYVIEW		840.00	20,902.83 CR
Jan 21	SuperChoice P/L PC06C050-6130734		249.11	21,151.94 CR
Jan 25	SuperChoice P/L PC06C053-6131888		293.92	21,445.86 CR
Jan 25	SuperChoice P/L PC06C054-6132347		364.71	21,810.57 CR
Jan 31	MACQUARIE CMA INTEREST PAID		0.90	21,811.47 CR
Jan 31	Ray White Seafor RENT PAYMENT		2,412.89	24,224.36 CR
Feb 2022				
Feb 4	KIMBERLEY NELSON RENT 20/249Bayview		840.00	25,064.36 CR
Feb 8	AUTOMATIC DATA P ADP202202081144011		2,373.40	27,437.76 CR
Feb 14	Origin MMS 50112669-400048957	1,185.63		26,252.13 CR

Account Name

JP & S NOMINEES PTY LTD ATF JP & S BORSINI FAMILY SUPER FUND



Cash Management Account Transaction Listing Report

Date	Description	Debits	Credits	Balance
Feb 14	Origin MMS 50112668-400048955	1,783.33		24,468.80 CR
Feb 16	BPAY TO COGC - RATES	1,018.05		23,450.75 CR
Feb 18	KIMBERLEY NELSON RENT 20/249Bayview		840.00	24,290.75 CR
Feb 24	SuperChoice P/L PC06C052-6140588		213.81	24,504.56 CR
Feb 28	MACQUARIE CMA INTEREST PAID		0.92	24,505.48 CR
Feb 28	TRANSACT FUNDS TFR TO PACIFIC RIDGE CAPI	2,326.50		22,178.98 CR
Feb 28	BPAY TO TAX OFFICE PAYMENTS	1,758.00		20,420.98 CR
Feb 28	BPAY TO GCCC - WATER	371.00		20,049.98 CR
Mar 2022				
Mar 4	KIMBERLEY NELSON RENT 20/249Bayview		840.00	20,889.98 CR
Mar 8	AUTOMATIC DATA P ADP202203081160950		2,373.40	23,263.38 CR
Mar 14	Origin MMS 50529263-400048957	1,185.63		22,077.75 CR
Mar 14	Origin MMS 50529258-400048955	1,783.33		20,294.42 CR
Mar 18	KIMBERLEY NELSON RENT 20/249Bayview		840.00	21,134.42 CR
Mar 21	SuperChoice P/L PC06C052-6144638		203.21	21,337.63 CR
Mar 28	BPAY TO STRATAPAY-LEVY	929.91		20,407.72 CR
Mar 31	MACQUARIE CMA INTEREST PAID		0.93	20,408.65 CR
Mar 31	Ray White Seafor RENT PAYMENT		2,531.89	22,940.54 CR
Apr 2022				
Apr 4	KIMBERLEY NELSON RENT 20/249Bayview		840.00	23,780.54 CR
Apr 8	AUTOMATIC DATA P ADP202204081179265		2,373.40	26,153.94 CR
Apr 12	Origin MMS 50949274-400048957	1,019.78		25,134.16 CR
Apr 12	Origin MMS 50949171-400048955	1,589.40		23,544.76 CR
Apr 19	KIMBERLEY NELSON RENT 20/249BAYVIEW		840.00	24,384.76 CR
Apr 28	KIMBERLEY NELSON RENT 20/249Bayview		840.00	25,224.76 CR
Apr 29	MACQUARIE CMA INTEREST PAID		0.91	25,225.67 CR
May 2022				
May 2	Ray White Seafor RENT PAYMENT		3,052.50	28,278.17 CR
May 6	AUTOMATIC DATA P ADP202205061195970		2,373.40	30,651.57 CR
May 12	Origin MMS 51423901-400048957	1,019.78		29,631.79 CR
May 12	Origin MMS 51424039-400048955	1,589.40		28,042.39 CR
May 13	KIMBERLEY NELSON RENT 20/249Bayview		840.00	28,882.39 CR
May 27	KIMBERLEY NELSON RENT 20/249Bayview		840.00	29,722.39 CR
May 31	MACQUARIE CMA INTEREST PAID		1.26	29,723.65 CR
May 31	Ray White Seafor RENT PAYMENT		1,020.93	30,744.58 CR
Jun 2022				
Jun 7	BPAY TO GCCC - WATER	308.60		30,435.98 CR
Jun 8	AUTOMATIC DATA P ADP202206081214542		2,373.40	32,809.38 CR
Jun 10	BPAY TO TAX OFFICE PAYMENTS	3,516.00		29,293.38 CR
Jun 10	BPAY TO TAX OFFICE PAYMENTS	2,185.50		27,107.88 CR
Jun 13	KIMBERLEY NELSON RENT 20/249Bayview		840.00	27,947.88 CR
Jun 14	Origin MMS 51938417-400048957	1,019.78		26,928.10 CR

Account Name

JP & S NOMINEES PTY LTD ATF JP & S BORSINI FAMILY SUPER FUND

**Cash Management Account Transaction Listing Report**

Date	Description	Debits	Credits	Balance
Jun 14	Origin MMS 51939833-400048955	1,589.40		25,338.70 CR
Jun 20	SuperChoice P/L PC170622-109516945		184.92	25,523.62 CR
Jun 20	SuperChoice P/L PC090622-109122793		320.47	25,844.09 CR
Jun 22	SuperChoice P/L PC170622-109519841		210.50	26,054.59 CR
Jun 23	SuperChoice P/L PC200622-116894453		74.25	26,128.84 CR
Jun 24	KIMBERLEY NELSON RENT 20/249Bayview		840.00	26,968.84 CR
Jun 27	J P M & S P M BORSINI Shan super		18,000.00	44,968.84 CR
Jun 30	MACQUARIE CMA INTEREST PAID		3.63	44,972.47 CR
Jun 30	Ray White Seafor RENT PAYMENT		2,105.60	47,078.07 CR
	Closing balance			47,078.07 CR

Check we have your latest details


New contact details? Contact us to update them.

End of transaction listing report



JP and S Nominees Pty Ltd IOR & ATF JP
and S Borsini Family Super Fund
18 Carlton Street
Harbord, NSW, 2096, Australia

Your Statement

Account Name/s:	JP and S Nominees Pty Ltd IOR & ATF JP and S Borsini Family Super Fund
BSB 012-666	Account Number 400048955
Product Name	Mortgage Ezy - SMSF Loan
Account Status	Active
Statement Period	01 Jan 2022 to 30 Jun 2022
Current Interest Rate	9.78 % p.a.
Enquiries 	1300 835 399

Your Loan Account Summary

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance
\$291,089.77 DR		\$8,256.48		\$10,112.35		\$289,233.90 DR
		Loan Account Limit				\$289,233.90
		Available redraw				\$0.00
		Interest charged this statement period				\$7,861.48
		Offset benefit for this statement period				\$0.00
		Interest charged this financial year				\$16,493.85
		Offset benefit for this financial year				\$0.00

Your Repayment Details

Minimum Repayment Amount	Repayment Frequency	Repayment Due Date
\$1,589.40	Monthly	12 of every month



Your Statement: Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.



Making Repayments: Automatically make repayments each week, fortnight, or month by setting up a direct debit from your external account. Unlimited additional repayments on our Variable Home Loans, making it easier than ever to pay off your home loan faster.



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MORTGAGE EZY

ACN 606 554 321 Australian Credit Licence Number 494807

Address: 7/42 BUNDALL ROAD BUNDALL QLD 4217 Telephone: 1300 835 399 Email: clientcare@mezy.com.au

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252, Australian Credit Licence Number 337303

Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
01 Jan 2022	Balance brought forward			\$291,089.77 DR
12 Jan 2022	Direct Debit Direct Debit Payment. Receipt # 15820487054		\$1,777.49	\$289,312.28 DR
12 Jan 2022	Interest Original amount of \$1,456.45 received an offset benefit of \$0.00.	\$1,456.45		\$290,768.73 DR
02 Feb 2022	Interest rate adjusted from 3.750% to 5.490% effective from 2/02/2022			\$290,768.73 DR
02 Feb 2022	Interest rate adjusted from 5.490% to 5.890% effective from 2/02/2022			\$290,768.73 DR
12 Feb 2022	Interest Original amount of \$1,437.51 received an offset benefit of \$0.00.	\$1,437.51		\$292,206.24 DR
14 Feb 2022	Direct Debit Direct Debit Payment. Receipt # 15820487054		\$1,783.33	\$290,422.91 DR
12 Mar 2022	Interest Original amount of \$1,312.80 received an offset benefit of \$0.00.	\$1,312.80		\$291,735.71 DR
14 Mar 2022	Direct Debit Direct Debit Payment. Receipt # 15820487054		\$1,783.33	\$289,952.38 DR
12 Apr 2022	Direct Debit Direct Debit Payment. Receipt # 15820487054		\$1,589.40	\$288,362.98 DR
12 Apr 2022	Interest Original amount of \$1,337.45 received an offset benefit of \$0.00.	\$1,337.45		\$289,700.43 DR
12 May 2022	Direct Debit Direct Debit Payment. Receipt # 15820487054		\$1,589.40	\$288,111.03 DR
12 May 2022	Interest Original amount of \$1,140.54 received an offset benefit of \$0.00.	\$1,140.54		\$289,251.57 DR
12 Jun 2022	Interest Original amount of \$1,176.73 received an offset benefit of \$0.00.	\$1,176.73		\$290,428.30 DR
14 Jun 2022	Direct Debit Direct Debit Payment. Receipt # 15820487054		\$1,589.40	\$288,838.90 DR
14 Jun 2022	Annual Fee	\$395.00		\$289,233.90 DR
TOTALS AT END OF PERIOD		\$8,256.48	\$10,112.35	\$289,233.90 DR

Overdue Payment Summary

Total Amount Payable including Arrears		Payment Due Date
\$1,589.40		12 Jul 2022
Scheduled Payment Amount		\$1,589.40
Arrears Amount Due		\$0.00
The Arrears Amount is due and payable immediately.		
Total		\$1,589.40

MORTGAGE EZY

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ACN 119 531 252, Australian Credit Licence Number 337303



JP and S Nominees Pty Ltd IOR & ATF JP
and S Borsini Family Super Fund
18 Carlton Street
Harbord, NSW, 2096, Australia

Your Statement

Account Name/s:	JP and S Nominees Pty Ltd IOR & ATF JP and S Borsini Family Super Fund
BSB 012-666	Account Number 400048957
Product Name	Mortgage Ezy - SMSF Loan
Account Status	Active
Statement Period	01 Jan 2022 to 30 Jun 2022
Current Interest Rate	4.87 % p.a.
Enquiries 	1300 835 399

Your Loan Account Summary

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance
\$202,115.34 DR		\$3,006.88		\$6,899.83		\$198,222.39 DR
		Loan Account Limit				\$205,473.95
		Available redraw				\$7,251.56
		Interest charged this statement period				\$2,506.88
		Offset benefit for this statement period				\$2,455.57
		Interest charged this financial year				\$6,690.13
		Offset benefit for this financial year				\$3,738.28

Your Repayment Details

Minimum Repayment Amount	Repayment Frequency	Repayment Due Date
\$1,050.23	Monthly	12 of every month



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MORTGAGE EZY

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Address: 7/42 BUNDALL ROAD BUNDALL QLD 4217 Telephone: 1300 835 399 Email: clientcare@mezy.com.au

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252, Australian Credit Licence Number 337303

Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
01 Jan 2022	Balance brought forward			\$202,115.34 DR
12 Jan 2022	Direct Debit Direct Debit Payment. Receipt # 75820487298		\$1,219.23	\$200,896.11 DR
12 Jan 2022	Interest Original amount of \$942.59 received an offset benefit of \$407.91.	\$534.68		\$201,430.79 DR
01 Feb 2022	Other Account Variation Fee Retention: rate reduction	\$250.00		\$201,680.79 DR
01 Feb 2022	Interest rate adjusted from 5.490% to 4.120% effective from 1/02/2022			\$201,680.79 DR
02 Feb 2022	Other Account Variation Fee Reversal Effective Date: 01/02/2022		\$250.00	\$201,430.79 DR
02 Feb 2022	Interest rate adjusted from 4.120% to 5.490% effective from 2/02/2022			\$201,430.79 DR
12 Feb 2022	Interest Original amount of \$931.65 received an offset benefit of \$471.77.	\$459.88		\$201,890.67 DR
14 Feb 2022	Direct Debit Direct Debit Payment. Receipt # 75820487298		\$1,185.63	\$200,705.04 DR
12 Mar 2022	Interest Original amount of \$845.62 received an offset benefit of \$429.57.	\$416.05		\$201,121.09 DR
14 Mar 2022	Direct Debit Direct Debit Payment. Receipt # 75820487298		\$1,185.63	\$199,935.46 DR
30 Mar 2022	Other Account Variation Fee Retention: switch to fixed rate	\$250.00		\$200,185.46 DR
30 Mar 2022	Interest rate adjusted from 5.490% to 4.120% effective from 30/03/2022			\$200,185.46 DR
12 Apr 2022	Direct Debit Direct Debit Payment. Receipt # 75820487298		\$1,019.78	\$199,165.68 DR
12 Apr 2022	Interest Original amount of \$835.41 received an offset benefit of \$425.83.	\$409.58		\$199,575.26 DR
12 May 2022	Direct Debit Direct Debit Payment. Receipt # 75820487298		\$1,019.78	\$198,555.48 DR
12 May 2022	Interest Original amount of \$675.82 received an offset benefit of \$345.40.	\$330.42		\$198,885.90 DR
09 May 2022	Interest rate adjusted from 4.120% to 4.370% effective from 17/05/2022			\$198,885.90 DR
12 Jun 2022	Interest Original amount of \$731.35 received an offset benefit of \$375.08.	\$356.27		\$199,242.17 DR
14 Jun 2022	Direct Debit Direct Debit Payment. Receipt # 75820487298		\$1,019.78	\$198,222.39 DR
09 Jun 2022	Interest rate adjusted from 4.370% to 4.870% effective from 17/06/2022			\$198,222.39 DR
TOTALS AT END OF PERIOD		\$3,006.88	\$6,899.83	\$198,222.39 DR

Overdue Payment Summary

MORTGAGE EZY

ACN 606 554 321 Australian Credit Licence Number 494807


Address: 7/42 BUNDALL ROAD BUNDALL QLD 4217 Telephone: 1300 835 399 Email: clientcare@mezy.com.au

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252, Australian Credit Licence Number 337303



JP and S Nominees Pty Ltd IOR & ATF JP
and S Borsini Family Super Fund
18 Carlton Street
Harbord, NSW, 2096, Australia

Your Statement

Offset Account Number	400048958
Linked to Loan Account Number	400048957
Account Name/s:	JP and S Nominees Pty Ltd IOR & ATF JP and S Borsini Family Super Fund
BSB 012-666	Account Number 400048958
Product Name	SMSF Offset Account
Account Status	Active
Statement Period	01 Jan 2022 to 30 Jun 2022
Enquiries 	1300 835 399



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Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
01 Jan 2022	Balance brought forward			\$102,000.00 CR
TOTALS AT END OF PERIOD		\$0.00	\$0.00	\$102,000.00 CR

Dear Customer,

We have introduced a new 'look and feel' to our customer statements and new functionality; this includes a Loan Summary plus 'at a glance' & helpful information on the first page.

The Interest Charged (net after offset benefit) for both this Financial Year and for this Statement Period are now displayed on each statement.

The Interest Offset benefit for this Financial Year and for this Statement Period will also be displayed on each statement.

To further improve your customer experience with us, more changes will be made to improve our statements moving forward.

MORTGAGE EZY

ACN 606 554 321 Australian Credit Licence Number 494807

Address: 7/42 BUNDALL ROAD BUNDALL QLD 4217 Telephone: 1300 835 399 Email: clientcare@mezy.com.au

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252, Australian Credit Licence Number 337303



Income & Expenditure Summary

Jean Pierre Borsini
3/95 Crown Road
Queenscliff NSW 2096

Date 1/07/2021 to 30/06/2022

From Statement: **35 (30/06/2021)**
To Statement: **46 (30/06/2022)**

JP & S Borsini Family Super Fund (ID: 775)

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
OPENING BALANCE: \$0.00												
Owner Contributions												
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Residential Properties

3/95 Crown Road, Queenscliff, NSW 2096

Property Income

Residential Rent

2780.00	2780.00	2780.00	0.00	4666.43	3375.00	2700.00	2700.00	2700.00	3375.00	2700.00	2700.00	33256.43
												\$33,256.43
												<i>(GST Total: \$0.00)</i>

Property Expenses

Administration Fee (GST Inclusive)

4.40	4.40	4.40	0.00	8.80	4.40	4.40	4.40	4.40	4.40	4.40	4.40	52.80
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Council Rates

0.00	366.60	0.00	0.00	366.40	0.00	0.00	0.00	366.40	0.00	366.40	0.00	1465.80
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Document Preparation (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
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General Advertising (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
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General Repairs and Maintenance (GST Inclusive)

0.00	0.00	0.00	0.00	66.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.00
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Landlord Insurance (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00	425.00
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Painting (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
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Photography (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	290.00	0.00	0.00	0.00	0.00	0.00	0.00	290.00
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Residential Management Fee (GST Inclusive)

Report shows all transactions reported on statements created within reporting period.



Income & Expenditure Summary

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
	139.00	139.00	139.00	0.00	233.32	168.75	135.00	135.00	135.00	168.75	135.00	135.00	1662.82
Strata - Admin / Sinking Levies (GST Inclusive)													
	0.00	1111.41	0.00	0.00	0.00	0.00	0.00	2222.91	0.00	0.00	1173.27	0.00	4507.59
Water Rates													
	111.63	0.00	0.00	0.00	150.99	0.00	147.71	0.00	0.00	149.35	0.00	0.00	559.68

\$10,009.69

(GST Total: \$725.91)

PROPERTY BALANCE: \$23,246.74

(GST Balance: -\$725.91)

Ownership Summary

Owner Income

\$0.00

(GST Total: \$0.00)

Owner Expenses

Administration Fee (GST Inclusive)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00

\$30.00

(GST Total: \$2.73)

Owner Payments

JP&S Nominees PL acting for JP&S Borsini Family Super Fund

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
	2524.97	1158.59	2636.60	0.00	3840.92	1931.85	2412.89	0.00	2531.89	3052.50	1020.93	2105.60	23216.74

\$23,216.74

CLOSING BALANCE: \$0.00

Report shows all transactions reported on statements created within reporting period.

Invoice Date
11 Nov 2022

Invoice Number
INV-9632

TAX INVOICE

THE TRUSTEE FOR JP AND S BORSINI
FAMILY SUPER FUND
18 Carlton St
FRESHWATER NSW 2096
AUSTRALIA
ABN: 64 141 654 494

Description	Quantity	Unit Price	GST Amount AUD	
SF, Preparation and Lodgement of financial Accounts for the Self-Managed Superannuation Fund for the period ended 30th June 2022.	1.00	1,490.00	10%	1,490.00
ASF, Audit of Self-Managed Superannuation Fund.	1.00	825.00	10%	825.00
			Subtotal	2,315.00
			Total GST 10%	231.50
			Invoice Total AUD	2,546.50
			Total Net Payments AUD	0.00
			Amount Due AUD	2,546.50

PAYMENT ADVICE

To: Pacific Ridge Capital
PO BOX 613
BALGOWLAH NSW 2093
AUSTRALIA
Due Date: 30 Nov 2022

Pacific Ridge Capital
BSB: 032-101
ACCOUNT NO: 148238

Customer THE TRUSTEE FOR JP AND S BORSINI
FAMILY SUPER FUND

Invoice Number INV-9632

Amount Due 2,546.50

Due Date 30 Nov 2022

Amount Enclosed

Enter the amount you are paying above



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR JP AND S
BORSINI FAMILY SUPER FUND
ABN 64 141 654 494
TFN 951 173 113

Activity statement 001

Date generated	04/11/2022
Overdue	\$2,284.00 DR
Not yet due	\$0.00
Balance	\$2,284.00 DR

Transactions

27 results found - from **04 November 2020** to **04 November 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Nov 2022	1 Nov 2022	General interest charge			\$2,284.00 DR
30 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$2,284.00		\$2,284.00 DR
22 Aug 2022	22 Aug 2022	General interest charge			\$0.00
22 Aug 2022	19 Aug 2022	Payment received		\$3,683.00	\$0.00
1 Aug 2022	1 Aug 2022	General interest charge			\$3,683.00 DR
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$3,683.00		\$3,683.00 DR
13 Jun 2022	13 Jun 2022	General interest charge			\$0.00
13 Jun 2022	10 Jun 2022	Payment received		\$3,516.00	\$0.00
2 May 2022	2 May 2022	General interest charge			\$3,516.00 DR
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$1,758.00		\$3,516.00 DR
1 Apr 2022	1 Mar 2022	General interest charge			\$1,758.00 DR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$1,758.00		\$1,758.00 DR
2 Mar 2022	1 Mar 2022	General interest charge			\$0.00
2 Mar 2022	28 Feb 2022	Payment received		\$1,758.00	\$0.00
1 Nov 2021	1 Nov 2021	General interest charge			\$1,758.00 DR
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$1,758.00		\$1,758.00 DR
19 Aug 2021	19 Aug 2021	General interest charge			\$0.00
19 Aug 2021	18 Aug 2021	Payment received		\$2,295.00	\$0.00
2 Aug 2021	2 Aug 2021	General interest charge			\$2,295.00 DR
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$1,957.00		\$2,295.00 DR
1 Jun 2021	1 Jun 2021	General interest charge			\$338.00 DR
27 May 2021	26 May 2021	Payment received		\$1,354.00	\$338.00 DR
3 May 2021	3 May 2021	General interest charge			\$1,692.00 DR
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$1,692.00		\$1,692.00 DR
12 Apr 2021	13 Aug 2020	Credit transferred to Income Tax Account Income Tax	\$338.00		\$0.00
3 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$1,692.00		\$338.00 CR
9 Feb 2021	8 Feb 2021	Payment received		\$1,692.00	\$2,030.00 CR



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR JP AND S
BORSINI FAMILY SUPER FUND
ABN 64 141 654 494
TFN 951 173 113

Income tax 551

Date generated	04/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

9 results found - from **04 November 2020** to **04 November 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
13 Jun 2022	13 Jun 2022	General interest charge			\$0.00
13 Jun 2022	10 Jun 2022	Payment received		\$2,185.50	\$0.00
1 Jun 2022	1 Jun 2022	General interest charge			\$2,185.50 DR
14 Mar 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$2,185.50		\$2,185.50 DR
8 Jun 2021	8 Jun 2021	General interest charge			\$0.00
8 Jun 2021	7 Jun 2021	Payment received		\$187.00	\$0.00
1 Jun 2021	1 Jun 2021	General interest charge			\$187.00 DR
12 Apr 2021	13 Aug 2020	Credit transferred in from Integrated Client Account Activity Statement Payment		\$338.00	\$187.00 DR
30 Mar 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$525.00		\$525.00 DR

JP & S BORSINI FAMILY SUPER FUND

Trial Balance**As At 30 Jun 2022**

	Debit	As at 30 Jun 2021 Credit	Quantity	Debit	As at 30 Jun 2022 Credit	Quantity
Income						
Member Receipts						
Contributions						
Employer						
Mr Jean Borsini	\$	25,000.00		\$	31,042.15	
Mrs Shannin Borsini	\$	1,780.29		\$	2,340.76	
Total Employer	\$	26,780.29		\$	33,382.91	
Member						
Personal Concessional						
Mrs Shannin Borsini	\$	20,570.00		\$	18,000.00	
Total Personal Concessional	\$	20,570.00		\$	18,000.00	
Personal Non-Concessional						
Mr Jean Borsini	\$	8,466.20		\$	0.00	
Total Personal Non-Concessional	\$	8,466.20		\$	0.00	
Total Member	\$	29,036.20		\$	18,000.00	
Government Co-Contributions						
Mrs Shannin Borsini	\$	1,000.00		\$	0.00	
Total Government Co-Contribution	\$	1,000.00		\$	0.00	
Total Contributions	\$	56,816.49		\$	51,382.91	
Total Member Receipts	\$	56,816.49		\$	51,382.91	
Investment Gains						
Market Gains						
Direct Property						
20/249 Bayview Street	\$	72,863.01		\$	100,643.18	
Unit 3/95 Crown Road	\$	254,119.00	\$	22,715.00		
Total Direct Property	\$	326,982.01		\$	77,928.18	
Total Market Gains	\$	326,982.01		\$	77,928.18	
Total Investment Gains	\$	326,982.01		\$	77,928.18	
Investment Income						
Interest						
Cash At Bank						
Macquarie Cash Management Account	\$	23.03		\$	39.56	
Total Cash At Bank	\$	23.03		\$	39.56	
Total Interest	\$	23.03		\$	39.56	
Rent						
Direct Property						
20/249 Bayview Street	\$	21,840.00		\$	21,840.00	
Unit 3/95 Crown Road	\$	37,560.00		\$	33,256.43	
Total Direct Property	\$	59,400.00		\$	55,096.43	
Total Rent	\$	59,400.00		\$	55,096.43	
Total Investment Income	\$	59,423.03		\$	55,135.99	
Total Income	\$	443,221.53		\$	184,447.08	

Expenses**Other Expenses**

Accountancy Fee	\$	1,776.50	\$	1,639.00	
Auditor Fee	\$	907.50	\$	907.50	
Bank Fees					
Cash At Bank					
Macquarie Cash Management Account	\$	0.00	\$	0.00	

Total Cash At Bank	5.00		\$	0.00
Limited Recourse Borrowing Arrangement				
EZY Mortgage Loan 39560			\$	395.00
EZY Mortgage Loan 8957	\$	0.00	\$	250.00
Total Limited Recourse Borrowing Arrangement			\$	645.00
Total Bank Fees	\$	400.00	\$	645.00
Depreciation				
Capital Allowances				
Direct Property				
20/249 Bayview Street			\$	643.18
Total Direct Property		2,863.01	\$	643.18
Total Capital Allowances		2,863.01	\$	643.18
Total Depreciation		2,863.01	\$	643.18
Interest Paid				
Limited Recourse Borrowing Arrangement				
EZY Mortgage Loan 39560			\$	16,493.85
EZY Mortgage Loan 8957			\$	6,690.13
Total Limited Recourse Borrowing Arrangement			\$	23,183.98
Total Interest Paid		26,000.09	\$	23,183.98
Property Expenses				
Advertising				
Direct Property				
Unit 3/95 Crown Road	\$	0.00	\$	440.00
Total Direct Property	\$	0.00	\$	440.00
Total Advertising	\$	0.00	\$	440.00
Agents Management Fee				
Direct Property				
Unit 3/95 Crown Road			\$	1,775.62
Total Direct Property		1,959.30	\$	1,775.62
Total Agents Management Fee		1,959.30	\$	1,775.62
Council Rates				
Direct Property				
20/249 Bayview Street			\$	2,036.10
Unit 3/95 Crown Road			\$	1,465.80
Total Direct Property		3,662.86	\$	3,501.90
Total Council Rates		3,662.86	\$	3,501.90
Insurance Premium				
Direct Property				
20/249 Bayview Street			\$	0.00
Unit 3/95 Crown Road	\$	1,874.50	\$	425.00
Total Direct Property	\$	1,395.65	\$	425.00
Total Insurance Premium	\$	1,395.65	\$	425.00
Property Capital Improvement				
Direct Property				
Unit 3/95 Crown Road			\$	0.00
Total Direct Property		1,575.40	\$	0.00
Total Property Capital Improvement		1,575.40	\$	0.00
Repairs Maintenance				
Direct Property				
20/249 Bayview Street	\$	0.00	\$	911.00
Unit 3/95 Crown Road			\$	2,439.60
Total Direct Property		160.00	\$	3,350.60
Total Repairs Maintenance		160.00	\$	3,350.60
Strata Levy Fee				
Direct Property				

20/249 Bayview Street		\$	2,789.73
Unit 3/95 Crown Road		\$	4,507.59
Total Direct Property	8,463.71	\$	7,297.32
Total Strata Levy Fee	8,463.71	\$	7,297.32
Water Rates			
Direct Property			
20/249 Bayview Street		\$	1,407.90
Unit 3/95 Crown Road		\$	559.68
Total Direct Property	1,725.29	\$	1,967.58
Total Water Rates	1,725.29	\$	1,967.58
Total Property Expenses	26,150.91	\$	18,758.02
Regulatory Fees	263.00	\$	202.00
SMSF Supervisory Levy	259.00	\$	259.00
Total Other Expenses	58,620.01	\$	46,237.68
Total Expenses	58,620.01	\$	46,237.68

Income Tax**Income Tax Expense**

Income Tax Expense	8,959.50	\$	9,042.15
Total Income Tax Expense	8,959.50	\$	9,042.15
Total Income Tax	8,959.50	\$	9,042.15

Profit & Loss Clearing Account

Total Profit & Loss Clearing Account	875,642.02	\$	129,167.25
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Assets**Investments**

Direct Property

20/249 Bayview Street	1	\$	560,000.00	1
Unit 3/95 Crown Road	1	\$	1,137,722.00	1

Total Direct Property	1,620,437.00	\$	1,697,722.00
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Total Investments	1,620,437.00	\$	1,697,722.00
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Other Assets

Cash At Bank

Macquarie Cash Management Account		\$	47,078.07
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Total Cash At Bank	56,342.69	\$	47,078.07
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Total Other Assets	56,342.69	\$	47,078.07
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Total Assets	1,676,779.69	\$	1,744,800.07
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Liabilities**Other Creditors and Accruals**

Accountancy Fee	\$	1,419.00	\$	1,639.00
Auditor Fee	\$	907.50	\$	907.50

Total Other Creditors and Accruals	\$	2,326.50	\$	2,546.50
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Borrowings

Limited Recourse Borrowing Arrangement

EZY Mortgage Loan 8955	\$	293,122.34	\$	289,233.90
EZY Mortgage Loan 8957	\$	205,247.47	\$	198,222.39
EZY Mortgage Loan 8950	\$	102,000.00	\$	102,000.00
Macquarie Bank Mortgage Solutions	\$	1.00	\$	1.00

Total Limited Recourse Borrowing Arrangement	\$	446,370.81	\$	385,457.29
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Total Borrowings	\$	446,370.81	\$	385,457.29
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Income Tax Payable

Provision for Income Tax	\$	8,959.50	\$	9,042.15
Income Tax Instalments Paid	\$		\$	8,957.00

Total Income Tax Payable	\$	1,926.50	\$	85.15
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Other Taxes Payable

Activity Statement Payable/Refundable	2,295.00	\$	3,683.00
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Total Other Taxes Payable	\$ 2,295.00	\$	3,683.00
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Total Liabilities	\$ 452,918.81	\$	391,771.94
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Member Entitlements**Member Entitlement Accounts**

Mr Jean Borsini			
Accumulation	\$ 948,257.46	\$	1,041,088.40
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Total Mr Jean Borsini	\$ 948,257.46	\$	1,041,088.40
Mrs Shannin Borsini			
Accumulation	\$ 275,603.42	\$	311,939.73
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Total Mrs Shannin Borsini	\$ 275,603.42	\$	311,939.73
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Total Member Entitlement Accounts	\$ 1,223,860.88	\$	1,353,028.13
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Total Member Entitlements	\$ 1,223,860.88	\$	1,353,028.13
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Net Total	\$ 2,120,001.22	\$ 2,120,001.22	\$ 1,929,247.15 \$ 1,929,247.15
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