

COMPUTER FILE INDEX & JOURNALS

CLIENT: TAIRY SUN SUPERANNUATION FUND -

CODE: _____

YEAR: 2020

Individual
Partnership
Company
Trust
Superfund

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

Accrual Basis YES / NO

SBE: YES / NO

GST: YES / NO
Please circle

Prepared by: M

Reviewed by: _____

Please tick

INDUSTRY: COMMERCIAL PROPERTY.

e.g fishing, advertising, road freight haulage - please be specific

Schedule Reference	INDEX	Tick If Applicable
A-1	QUERIES / NOTES FOR PARTNER	
A-2	TIME BUDGET	
A-3	BUSINESS CHECKLIST	
A-4	ATO BENCHMARK RATIOS	
A-5	CLIENTS TRIAL BALANCE AND FINANCIALS	
A-6	JOURNAL ENTRIES	
A-7	NOTES FOR FOLLOWING TAX YEAR	
A-8	TRIAL BALANCE	
A-9	PROFIT RECONCILIATION	
A-10	CLOSING ENTRIES	
B-1	TRADING ACCOUNT	
B-2	PROFIT & LOSS	<input checked="" type="checkbox"/>
B-3	BALANCE SHEET	<input checked="" type="checkbox"/>
C-1	TAXATION /FRANKING CREDIT ACCOUNT	<input checked="" type="checkbox"/>
D-1	CASH AT BANK	<input checked="" type="checkbox"/>
E-1	DEPRECIATION SCHEDULES	<input checked="" type="checkbox"/>
F-1	STOCK	<input checked="" type="checkbox"/>
G-1	DEBTORS	<input checked="" type="checkbox"/>
H-1	INVESTMENTS	
I-1	TRADE CREDITORS/OTHER CREDITORS	<input checked="" type="checkbox"/>
J-1	HIRE PURCHASE	
K-1	BANK LOANS	<input checked="" type="checkbox"/>
L-1	BAS RECONCILIATION	<input checked="" type="checkbox"/>
M-1	INCOME SCHEDULES	<input checked="" type="checkbox"/>
N-1	EXPENSES SCHEDULES	<input checked="" type="checkbox"/>
O-1	PRIOR YEAR FINANCIALS (NEW CLIENT)	<input checked="" type="checkbox"/>
P-1	CLIENT DOCUMENTATION	<input checked="" type="checkbox"/>

B2

Profit and Loss

The Trustee for Tairy's Sun Superannuation Fund For the year ended 30 June 2020

		2020	2019
Trading Income			
Bank Interest Income		7.47	138.32
Change in M/V - Land & Build	E11	74,000.00	-
Employer contrib-concessional		-	5,699.85
Member Concessional Contribut		5,881.00	-
Outgoings Recovered	N12	27,735.92	15,138.58
Rent Received - 5-7 Horne St	N1	150,744.12	149,210.82
Total Trading Income		258,368.51	170,187.57
Gross Profit		258,368.51	170,187.57
Operating Expenses			
Accounting Fees	N2	1,870.00	2,956.82
Actuarial Expenses	N3	110.00	220.00
ASIC Fees	N4	863.00	2,253.00
ATO Supervisory Levy		259.00	259.00
Audit Fees		-	840.00
Bank Fees & Charges		305.00	245.30
Council Rates	N1	7,830.98	7,472.99
Insurance	N5	11,379.80	-
Interest Expense [61600]	N6	33,183.92	32,533.48
Land Tax	N7	5,859.70	8,826.50
Lease Fee	N12	3,014.88	-
Maintenance	N12	2,089.00	454.00
Management Agent Fees	N12	3,064.88	3,301.18
Water Rates	N12	8,421.84	7,622.59
Total Operating Expenses		78,252.00	66,984.86
Net Profit		180,116.51	103,202.71
Income Tax Expense			
Income Tax Expense	C1	(1,291.11)	(1,202.00)
Total Income Tax Expense		(1,291.11)	(1,202.00)
Net Profit after Tax		178,825.40	102,000.71

← Agreed To Audited Accounts

Balance Sheet

The Trustee for Tairy's Sun Superannuation Fund As at 30 June 2020

		30 JUN 2020	30 JUN 2019
Assets			
Bank			
Cheque Account 10242152		-	17,270
Total Bank		-	17,270
Current Assets			
Trade Debtors	G ₁	13,539	-
Total Current Assets		13,539	-
Fixed Assets			
Buildings at Cost	E ₁	1,434,911	1,434,911
Total Fixed Assets		1,434,911	1,434,911
Non-current Assets			
Formation Expenses	E ₁	3,692	3,692
Land & Build - Change in M/V	E ₁₁	865,089	791,089
Total Non-current Assets		868,781	794,781
Total Assets		2,317,231	2,246,962
Liabilities			
Current Liabilities			
GST	L _{2/2}	5,153	5,041
Rounding8		-	-
Taxation	C ₁	1,888	338
Trade Creditors New	I ₁	198	-
Cheque Account 10242152	J ₁	3,876	-
Tairys Investments Pty Ltd	K ₁	532,584	584,555
Total Current Liabilities		543,700	589,935
Total Liabilities		543,700	589,935
Net Assets Available to Pay Benefits		1,773,531	1,657,027
Equity			
Current Year Earnings		178,825	102,001
Member Withdrawal		(467,321)	(405,000)
Members Account		752,171	752,171
Retained Earnings		1,309,856	1,207,855
Allocated to members' accounts		1,773,531	1,657,027

f Address to members accounts

**Tairys Sun Superannuation Fund
 ABN 69 069 001 141
 Members Information Statement
 For the year ended 30 June 2020**

	2020	2019
Michael Tairy - Pension Phase		
Opening Balance - Members Fund	1,615,221	1,600,000
Transfer to Accumulation Phase		
Transfers from Accumulation Phase		
Allocated earnings	① 169,845	95,221
Benefits Paid	- 62,322	- 80,000
Balance at 30 June 2020	<u>1,722,744</u>	<u>1,615,221</u>
Withdrawal Benefits at the beginning of the year	1,615,221	1,600,000
Withdrawal Benefits at 30 June 2020	1,722,744	1,615,221

p.

p.

① Allocated Earnings Pension: \$ 169,845 97.48%
 Accum. \$ 4,391 2.52%

 \$ 174,236
 \$ 5,881

 \$ 180,117

Added to SubPlan Accounts

Tairys Sun Superannuation Fund
ABN 69 069 001 141
Members Information Statement
For the year ended 30 June 2020

	2020	2019
Michael Tairy - Accumulation Phase		
Opening Balance Members Fund	41,807	35,027
Transfer from Pension Phase		
Transfer to Pension Phase		
Allocated earnings	4,391	2,282
Employers Concessional Contributions		5,700
Members Concessional Contributions	5,881	-
Income Tax Expense - Earnings	- 409	- 347
Income Tax Expense - Contributions	- 882	- 855
Balance at 30 June 2020	<u>50,788</u>	<u>41,807</u>
Withdrawal Benefits at the beginning of the year	41,807	35,027
Withdrawal Benefits at 30 June 2020	50,788	41,807

①

↓

↓

① $\$5881 \times 15\% =$

\$882
\$409
<u>\$1291</u>

↓ Related to superannuation accounts -

Tairys Sun Superannuation Fund
ABN 69 069 001 141
Members Information Statement
For the year ended 30 June 2020

	2020	2019	
Amounts Allocated to Members			
Yet to be Allocated at the beginning of the year			
Benefits accrued as a result of operations as per the operating statement	178,825	102,001	
Transfer from Pension Phase			
Transfer to Pension Phase			
Transfers to Accumulation Phase			
Transfers from Accumulation Phase			
Benefits Paid	- 62,321	- 80,000	
Balance at 30 June 2020	<u>116,504</u>	<u>22,001</u>	p.
Allocation to Members			
Michael Tairy - Accumulation Phase	8,981	6,780	
Michael Tairy - Pension Phase	<u>107,523</u>	<u>15,221</u>	
Total Allocation	116,504	22,001	
Yet to be Allocated	<u>116,504</u>	<u>-</u>	p.
	<u>116,504</u>	<u>22,001</u>	
Members Balances			
Michael Tairy - Accumulation Phase	50,788	41,807	2.52%
Michael Tairy - Pension Phase	<u>1,722,744</u>	<u>1,615,221</u>	97.48%
Allocated to Members Accounts	1,773,532	1,657,028	
Yet to Be Allocated	<u>-</u>	<u>-</u>	
Liability for Accrued Members Benefits	<u>1,773,532</u>	<u>1,657,028</u>	p.

p. Allocated to Individual Accounts

Member Withdrawal Transactions

The Trustee for Tairy's Sun Superannuation Fund From 1 Jul 2019 to 30 Jun 2020

Date	Type	Transaction	Reference	Debit	Credit
30 Jun 2019		Opening Balance		405,000.00	
26 Jul 2019	PAY	Transfer to CBA A-edenpowerMIS		2,000.00	
23 Aug 2019	PAY	Transfer to CBA A-Edenpower Michae MIS		7,000.00	
29 Aug 2019	PAY	Transfer to other Citibank - for 10 Deasy Place		1,200.00	
13 Sep 2019	PAY	Transfer to CBA A-TopupforGrowersP MIS		2,500.00	
6 Dec 2019	PAY	Transfer to CBA A-Eliash rent topu MIS		9,300.00	
20 Dec 2019	PAY	Transfer to CBA A-Loan from Michae MIS		3,000.00	
10 Jan 2020	PAY	Transfer to CBA A- Bill pmt shortfa MIS		8,000.00	
16 Jan 2020	PAY	Transfer to CBA A-EliashBillsShort MIS		6,000.00	
10 Feb 2020	PAY	Transfer to CBA A-Edenpower rent p MIS		1,500.00	
24 Feb 2020	PAY	Transfer to CBA A-Edenpower loanpm MIS		2,500.00	
20 Apr 2020	PAY	Transfer to CBA A-Edenpowerbillpmt MIS		5,350.00	
23 Apr 2020	PAY	Transfer to CBA A-Tairy Sun BAS pm MIS		50.00	
15 May 2020	PAY	Transfer to other Pmt for Michael MIS		2,000.00	
12 Jun 2020	PAY	Transfer to CBA A- Bill pmt topup MIS		6,000.00	
12 Jun 2020	PAY	Transfer to other Weekly pmt Michae MIS		1,000.00	
19 Jun 2020	PAY	NETBANK BPAY WA TRANSPORT DVS MIS		910.30	
19 Jun 2020	PAY	Mastercard pmt Transfer to xx6835 MIS		395.17	
25 Jun 2020	PAY	NETBANK BPAY SYNERGY MIS		316.00	
25 Jun 2020	PAY	Transfer to CBA A-Tairy Sun Super MIS		300.00	
29 Jun 2020	PAY	Transfer to CBA A-Aulong debt pmt MIS		3,000.00	
Total				62,321.47	

Member Withdrawal Transactions

Date	Type	Transaction	Reference	Debit	Credit
30 Jun 2020		Closing Balance		467,321.47	

MINIMUM PENSION PAYMENT FACTOR

MEMBERS ACCOUNT BALANCE 1/7/2019 \$ 1615221

AGE JOB 8/6/1949 A7 71 MINIMUM

AMOUNT IS 2.5% AGE 65-74

CLIENT HAS WITHDRAWN

\$ 62321.47

MINIMUM ACHIEVED

\$ 40300

already withdrawn over \$3,110 for 2019-20, he cannot put the amount above \$3,110 back into his superannuation account unless he's eligible to make superannuation contributions and subject to any other rules or limits such as contribution caps.

See also:

- [Super contributions – too much can mean extra tax](#)
- [Adding to super if you're not working](#)

Table 11: Minimum percentage factor (indicative only) for each age group

Age	Minimum % withdrawal for the 2008–09, 2009–10 and 2010–11 income years for certain pensions and annuities	Minimum % withdrawal for the 2011–12 and 2012–13 income years for certain pensions and annuities	Minimum % withdrawal (in all other cases)	Reduced rates by 50% for the 2019-20 and 2020-21 income years (%)
Under 65	2%	3%	4%	2%
65–74	2.5%	3.75%	5%	2.5%
75–79	3%	4.5%	6%	3%
80–84	3.5%	5.25%	7%	3.5%
85–89	4.5%	6.75%	9%	4.5%
90–94	5.5%	8.25%	11%	5.5%
95 or more	7%	10.5%	14%	7%

Note: These withdrawal factors are indicative only. To determine the precise minimum annual payment (especially for market linked income streams), refer to the pro-rating, rounding and other rules in the *Superannuation Industry (Supervision) Regulations 1994*.

C1

Tairys Sun Super Tax Calculation

Income Statement	2020	2019	2018
Profit for the Year	\$ 180,117.00	\$ 103,203.00	\$ 124,166.00
Less Change in M/V	-\$ 74,000.00		-\$ 76,000.00
Add ASIC Penalties		\$ 1,452.00	\$ -
Less : Non Concessional Contributions			\$ -
Less : Concessional Contributions	-\$ 5,881.00	-\$ 5,700.00	-\$ 1,080.00
	<u>\$ 100,236.00</u>	<u>\$ 98,955.00</u>	<u>\$ 47,086.00</u>
less Exempt Pension Income (97.28%:2020)	-\$ 97,509.58	-\$ 96,639.45	-\$ 46,926.00
	<u>\$ 2,726.42</u>	<u>\$ 2,315.55</u>	<u>\$ 160.00</u>
Add Concessional Contributions	<u>\$ 5,881.00</u>	<u>\$ 5,700.00</u>	<u>\$ 1,080.00</u>
Profit for the Year	<u>\$ 8,607.42</u>	<u>\$ 8,015.55</u>	<u>\$ 1,240.00</u>
Tax at 15%	\$ 1,291.11	\$ 1,202.33	\$ 186.00
Tax Paid			
Less Instalment	\$ -	-\$ 288.00	-\$ 4,419.00
Less Instalment	\$ -	-\$ 288.00	-\$ 4,419.00
Less Instalment	\$ -	-\$ 288.00	\$ -
Less Instalment	\$ -	\$ -	\$ -
Tax Shortfall/Refund	<u>\$ 1,291.11</u>	<u>\$ 338.33</u>	<u>-\$ 8,652.00</u>

Tax Liability B/S

Opening Balance	\$ 338.00	-\$ 8,652.00	-\$ 527.00
Less June Instalment		\$ -	-\$ 15,722.00
Total	<u>\$ 338.00</u>	<u>-\$ 8,652.00</u>	<u>-\$ 16,249.00</u>
Less Supervisory Levy	<u>\$ 259.00</u>	<u>\$ 259.00</u>	<u>\$ 259.00</u>
	<u>\$ 597.00</u>	<u>-\$ 8,393.00</u>	<u>-\$ 15,990.00</u>
Rounding			
Add Income Tax Paid / (Refund)	<u>\$ -</u>	<u>\$ 8,393.00</u>	<u>\$ 15,990.00</u>
	<u>\$ 597.00</u>	<u>\$ -</u>	<u>\$ -</u>
Add Current Year Provision	<u>\$ 1,291.11</u>	<u>\$ 1,202.00</u>	<u>\$ 186.00</u>
Less Instalment		-\$ 288.00	-\$ 4,419.00
Less Instalment		-\$ 288.00	-\$ 4,419.00
Less Instalment		-\$ 288.00	
	<u>\$ 1,888.11</u>	<u>\$ 338.00</u>	<u>-\$ 8,652.00</u>

f. Added to prior year workings.



C
2

Income tax 551

Date generated	08/05/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

8 results found - from 08 May 2018 to 08 May 2021 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
31 Aug 2020	31 Aug 2020	General interest charge			\$0.00
31 Aug 2020	28 Aug 2020	Payment received		\$597.00	\$0.00
1 Jul 2020	1 Jul 2020	General interest charge			\$597.00 DR
30 Jun 2020	30 Jun 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$597.00		\$597.00 DR
29 Mar 2019	3 Apr 2019	EFT refund for Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$8,393.00		\$0.00
28 Mar 2019	28 Mar 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18		\$8,393.00	\$8,393.00 CR
1 Jun 2018	6 Jun 2018	EFT refund for Income Tax for the period from 01 Jul 16 to 30 Jun 17	\$15,990.00		\$0.00
31 May 2018	31 May 2018	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 16 to 30 Jun 17		\$15,990.00	\$15,990.00 CR



C3

Activity statement 001

Date generated	09/05/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

19 results found - from 09 May 2019 to 09 May 2021 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 May 2021	6 May 2021	Payment received		\$198.00	\$0.00
7 May 2021	14 Dec 2019	General interest charge			\$198.00 DR
5 May 2021	25 Nov 2019	Client initiated amended Activity Statement for the period ending 30 Sep 19 - GST	\$198.00		\$198.00 DR
3 May 2021	30 Apr 2021	Payment received		\$5,788.00	\$0.00
8 Apr 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21	\$5,788.00		\$5,788.00 DR
8 Apr 2021	26 May 2021	- GST	\$5,488.00		
8 Apr 2021	26 May 2021	- PAYG Instalments	\$300.00		
29 Jan 2021	28 Jan 2021	Payment received		\$3,191.00	\$0.00
5 Jan 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20	\$3,191.00		\$3,191.00 DR
5 Jan 2021	2 Mar 2021	- GST	\$2,891.00		
5 Jan 2021	2 Mar 2021	- PAYG Instalments	\$300.00		
20 Oct 2020	19 Oct 2020	Payment received		\$5,145.00	\$0.00

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Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
6 Oct 2020	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20	\$5,145.00		\$5,145.00 DR
6 Oct 2020	25 Nov 2020	- GST	\$4,845.00		
6 Oct 2020	25 Nov 2020	- PAYG Instalments	\$300.00		
25 Aug 2020	24 Aug 2020	Payment received		\$3,922.00	\$0.00
7 Jul 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20 - GST	\$3,922.00		\$3,922.00 DR
25 May 2020	22 May 2020	Payment received		\$3,861.00	\$0.00
6 Apr 2020	26 May 2020	Original Activity Statement for the period ending 31 Mar 20 - GST	\$3,861.00		\$3,861.00 DR
28 Feb 2020	27 Feb 2020	Payment received		\$4,289.00	\$0.00
24 Jan 2020	28 Feb 2020	Original Activity Statement for the period ending 31 Dec 19 - GST	\$4,289.00		\$4,289.00 DR
19 Nov 2019	18 Nov 2019	Payment		\$2,375.00	\$0.00
23 Oct 2019	25 Nov 2019	Original Activity Statement for the period ending 30 Sep 19 - GST	\$2,375.00		\$2,375.00 DR
1 Aug 2019	31 Jul 2019	Payment		\$5,041.00	\$0.00
29 Jul 2019	26 Aug 2019	Original Activity Statement for the period ending 30 Jun 19 - GST	\$5,041.00		\$5,041.00 DR

C4



Suite 705/84 Pitt Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

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certificates@limeactuarial.com.au
1300 546 300
02 8096 5901

9 May 2021

Certificate No. 276468.1

The Trustees
Tairy's Sun Superannuation Fund

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for Tairy's Sun Superannuation Fund for the financial year ending 30 June 2020. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

This Actuarial Certificate relies upon information provided to us by Mr Denzil Twyman on behalf of the Trustees of Tairy's Sun Superannuation Fund. The key information I have relied upon is shown in Appendix 1.

You have stated that:

- Any assets segregated by election (using separate asset pools) have been removed from the data entered.
- The Fund has met the Minimum Pension Standards. That is, the required minimum amount has been withdrawn from the pension during the financial year.
- The types of pensions in the Fund include Allocated Pensions, Market-linked pensions, Term allocated pensions and Account based pensions. They do not include Defined Benefits pensions.
- The pensions valued meet the requirements to be considered Retirement Superannuation Income Streams under the Income Tax Assessment Act 1997.

My calculations have been based on draft financial statements. If any information provided, as shown in Appendix 1, changes materially then you should revise that information and obtain an updated Actuarial Certificate. If you don't have login details then you can contact Lime Actuarial to obtain your login details. There is no charge for updating your Actuarial Certificate.

Exempt proportion

The fund had unsegregated assets during these periods:

- 1 July 2019 to 30 June 2020

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For the remainder of the year (if applicable), all assets were segregated. During the period where there were unsegregated assets, the exempt proportion of assessable income is calculated as follows:

	Start of year	End of year	Average
Unsegregated Retirement Income Stream Liabilities	\$1,615,221	\$1,722,893*	\$1,584,524
Unsegregated Superannuation liabilities	\$1,657,028	\$1,774,823*	\$1,628,845
Exempt Proportion			97.28%

*Estimate

The estimated net assets at 30 June 2020 were \$1,774,823.

The average liabilities are calculated with regard to all transactions taking place during the period in which there were unsegregated assets.

I certify that **97.28%** of investment income earned by the fund during the year ended 30 June 2020 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Michael Tairy	Reserves	Total
Tax exempt %	97.28%	0.00%	97.28%
Taxable %	2.72%	0.00%	2.72%

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2020 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,



Greg Einfeld MEd, MBA
Fellow of the Institute of Actuaries of Australia

APPENDIX 1: INFORMATION YOU HAVE PROVIDED

Fund details

Fund name	Tairy's Sun Superannuation Fund
Fund ABN	69069001141
Trustee Type	Corporate
Trustee name	Tairy's Investments Pty Ltd
Financial Year	2019-2020
Fund established during the financial year?	No
Fund wound up during the financial year?	No
Are there any assets segregated by election?	No

Member details

Member name	Date of birth	Joined during this year?	Exited the fund?	Exit the fund as a result of death?
Michael Tairy	08/06/1949	No	No	No

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
Michael Tairy	\$41,807.00	\$1,615,221.00	N/A
Reserve	N/A	N/A	\$0.00

Member Cash (External) Transactions

Transaction Type	Date	Amount	Member
Concessional Contribution	31/12/2019	\$5,881.00	Michael Tairy
Retirement Withdrawal	31/12/2019	\$62,322.00	Michael Tairy

Non Cash (Internal) Transactions

Transaction Type	Date	Member	Amount
No non cash (Internal) transactions found.			

Other Super Funds Opening Balances

Name	Non Retirement Balance	Retirement Balance
Michael Tairy	\$0.00	\$0.00

Closing Balances

Date	Amount
30/6/2020	\$1,774,823.00*

*Estimate

APPENDIX 2:

Description of Member Cash Transaction Types

Transaction Type	Includes
Concessional Contribution	One off and regular Concessional contributions
Non-Concessional Contribution	Non-Concessional Contributions
Transfer In	Transfers from outside the fund into accumulation accounts including Rollovers In and Insurance claims received.
Non Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has not met a condition of release and from accumulation accounts. Includes lump sum benefits, death benefits, rollovers out, insurance premiums, and pension drawdowns from TTR accounts where the member has not met a condition of release.
Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has met a condition of release and from Account Based Pension accounts. Includes pension drawdowns, lump sum benefits, death benefits, rollovers out, insurance premiums.

Description of Non-Cash Transaction Types

Transaction Type	Includes
Account Based Pension Commencements	Account Based Pensions commenced during the financial year. Do not include pensions commenced in previous years, these are shown as opening balances. Do not include TTR Pensions. An Account Based Pension commencement involves transferring member balances from Accumulation to Account Based Pension.
Retirement Pension Commutation	Retirement Pensions ceased either in part or in entirety, where balances are transferred from Retirement (TTR pension where a condition of release has been met, and Account Based Pension) to Accumulation.
Retirement Pension Reversion	Transfers of a retirement pension balance from a deceased member to a surviving spouse.
Conversions from TTR to Retirement Pension	Conversion of a TTR to a Retirement Pension when a member meets a condition of release.
Contribution Split	Contributions which are split from one spouse to another. The amount split will be up to 85% of the original concessional contribution. Note that the original concessional contribution will also be shown on this form if it took place in the same year.
Transfers from Reserves to Non Retirement	Transfer from reserve account to a member Accumulation account or TTR pension.
Transfers from Reserves to Retirement	Transfer from reserve account to a member TTR pension where a condition of release has been met or Account Based Pension.

C4/5

APPENDIX 3: ASSUMPTIONS

I have assumed that all transactions occur before investment income is earned each day

No assumptions are required to calculate the rate of increase in pension liability and earning rate as by definition, the value of assets and liabilities of account based income streams must be equal.

Bank Reconciliation Summary

Cheque Account 10242152
The Trustee for Tairy's Sun Superannuation Fund
As at 30 June 2020

Date	Description	Reference	Amount
30 Jun 2020	Balance in Xero		(3,876.38)
Plus Un-Reconciled Bank Statement Lines			
30 Jun 2020	Return 30-06-20 TAIRY'S	MIS	6,843.00
Total Un-Reconciled Statement Lines			6,843.00
30 Jun 2020	Statement Balance		2,966.62

① RELATED TO TIMING DIFFERENCE SEE D119



2,11

Statement 33 (Page 1 of 3)

Account Number 06 6165 10242152

Statement Period 25 Feb 2019 - 24 Aug 2019

Closing Balance \$8,909.83 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



052

THE TRUSTEES TAIRY'S SUN SUPER
 UNIT 28 280 BANNISTER RD
 CANNING VALE WA 6155



Direct Investment Account

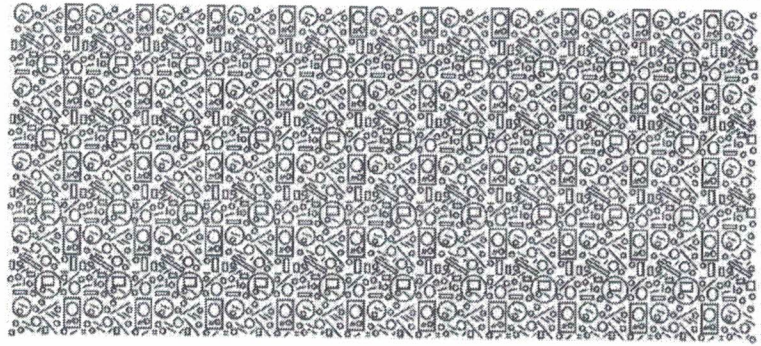
If this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Your Commonwealth Direct Investment Account can grow your savings while you plan your next investment. Earn a competitive rate. You can enjoy instant access to your money through ATMs, Netbank, EFTPOS, telephone banking and bank branches.

Name: MICHAEL TAIRY ITF TAIRY'S SUN
 SUPERANNUATION FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

Date	Transaction	Debit	Credit	Balance
25 Feb 2019	OPENING BALANCE			\$34,796.62 CR
28 Feb	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,498.47	\$48,295.09 CR
28 Feb	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,942.90		\$41,352.19 CR
01 Mar	Credit Interest		13.49	\$41,365.68 CR
01 Mar	Account Fee	5.00		\$41,360.68 CR
08 Mar	Transfer to CBA A/c NetBank Edenpower	10,000.00		\$31,360.68 CR
09 Mar	Transfer to other Bank NetBank Michael	10,000.00		\$21,360.68 CR
14 Mar	SROVIC LAND TAX NetBank BPAY 5249 26239174 land Tax H Crossin	6,175.50		\$15,185.18 CR
15 Mar	Transfer to CBA A/c NetBank edenpower	5,000.00		\$10,185.18 CR
15 Mar	TAX OFFICE PAYMENTS NetBank BPAY 75556 690690011411960 BAS Tairy Sun	5,651.00		\$4,534.18 CR
28 Mar	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,942.90		\$2,408.72 DR
28 Mar	Return 28/03/19 Direct Debit 000473 TAIRY'S BWA 432-0217709		6,942.90	\$4,534.18 CR
28 Mar	Unpaid Payment Fee	5.00		\$4,529.18 CR
01 Apr	Credit Interest		5.96	\$4,535.14 CR



Date	Transaction	Debit	Credit	Balance
01 Apr	Account Fee	5.00		\$4,530.14 CR
01 Apr	Transaction Fee	0.30		\$4,529.84 CR
02 Apr	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,463.83	\$17,993.67 CR
11 Apr	Chq Dep Branch Canning Vale		8,393.00	\$26,386.67 CR
17 Apr	Transfer to other Bank NetBank March payment	6,950.00		\$19,436.67 CR
23 Apr	TAX OFFICE PAYMENTS NetBank BPAY 75556 690690011411960 BAS Mar Qtr	3,010.00		\$16,426.67 CR
26 Apr	Transfer to other Bank NetBank Super audit Fee	440.00		\$15,986.67 CR
26 Apr	Transfer to CBA A/c NetBank D baker	1,500.00		\$14,486.67 CR
30 Apr	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,942.90		\$7,543.77 CR
01 May	Credit Interest		4.81	\$7,548.58 CR
01 May	Account Fee	5.00		\$7,543.58 CR
01 May	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,560.61	\$21,104.19 CR
16 May	Transfer to CBA A/c NetBank D baker	1,450.00		\$19,654.19 CR
28 May	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,942.90		\$12,711.29 CR
31 May	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,710.65	\$26,421.94 CR
01 Jun	Credit Interest		6.58	\$26,428.52 CR
01 Jun	Account Fee	5.00		\$26,423.52 CR
06 Jun	Transfer to other Bank NetBank Lime Actuarial	110.00		\$26,313.52 CR
06 Jun	ASIC NetBank BPAY 17301 2291374839192 ASIC Fee	324.00		\$25,989.52 CR
07 Jun	Transfer to other Bank NetBank M Tairy	8,000.00		\$17,989.52 CR
07 Jun	Transfer to CBA A/c NetBank M Tairy	7,000.00		\$10,989.52 CR
28 Jun	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,547.28	\$24,536.80 CR
28 Jun	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,267.05		\$17,269.75 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2019 is \$138.32			
01 Jul	Credit Interest		3.26	\$17,273.01 CR
01 Jul	Account Fee	5.00		\$17,268.01 CR

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Date	Transaction	Debit	Credit	Balance
09 Jul	ASIC NetBank BPAY 17301 2291446086863 Review Fee	263.00		\$17,005.01 CR
18 Jul	Country Wide Insuran NetBank BPAY 196923 310014771969 Tairy Insurance	5,990.00		\$11,015.01 CR
26 Jul	Transfer to CBA A/c NetBank Edenpower	2,000.00		\$9,015.01 CR
30 Jul	Direct Credit 426486 CVA PROPERTY CON HORN5-7		19,206.80	\$28,221.81 CR
30 Jul	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,267.05		\$20,954.76 CR
31 Jul	TAX OFFICE PAYMENTS NetBank BPAY 75556 690690011411960 BAS qtr June	5,041.00		\$15,913.76 CR
01 Aug	Credit Interest		1.07	\$15,914.83 CR
01 Aug	Account Fee	5.00		\$15,909.83 CR
23 Aug	Transfer to CBA A/c NetBank Edenpower Michael	7,000.00		\$8,909.83 CR
24 Aug	2019 CLOSING BALANCE			\$8,909.83 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$34,796.62 CR		\$128,245.50		\$102,358.71		\$8,909.83 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
24 Aug	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.05%
	\$20,000.00 - \$49,999.99	0.10%
	\$50,000.00 - \$99,999.99	0.10%
	\$100,000.00 - \$249,999.99	0.15%
	\$250,000.00 - \$499,999.99	0.65%
	\$500,000.00 and over	0.65%

Note. Interest rates are effective as at the date shown but are subject to change.





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Your Statement

Statement 34 (Page 1 of 3)

Account Number 06 6165 10242152

Statement Period 25 Aug 2019 - 24 Feb 2020

Closing Balance \$10,066.85 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



052

THE TRUSTEES TAIRY'S SUN SUPER
 UNIT 28 280 BANNISTER RD
 CANNING VALE WA 6155

Direct Investment Account

If this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Your Commonwealth Direct Investment Account can grow your savings while you plan your next investment. Earn a competitive rate. You can enjoy instant access to your money through ATMs, Netbank, EFTPOS, telephone banking and bank branches.

Name: MICHAEL TAIRY ITF TAIRY'S SUN
 SUPERANNUATION FUND

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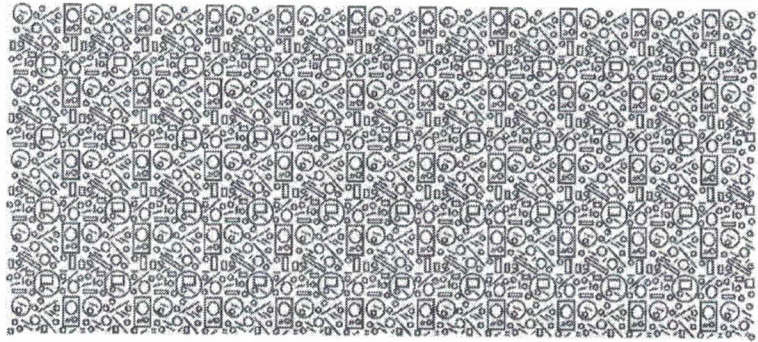
Date	Transaction	Debit	Credit	Balance
25 Aug 2019	OPENING BALANCE			\$8,909.83 CR
28 Aug	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,081.43	\$21,991.26 CR
28 Aug	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,267.05		\$14,724.21 CR
29 Aug	Transfer to other Bank NetBank Citibank	1,200.00		\$13,524.21 CR
01 Sep	Credit Interest		0.56	\$13,524.77 CR
01 Sep	Account Fee	5.00		\$13,519.77 CR
13 Sep	Transfer to CBA A/c NetBank TopupforGrowersPmt	2,500.00		\$11,019.77 CR
30 Sep	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,267.05		\$3,752.72 CR
01 Oct	Credit Interest		0.48	\$3,753.20 CR
01 Oct	Account Fee	5.00		\$3,748.20 CR
01 Oct	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,743.23	\$17,491.43 CR
29 Oct	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,267.05		\$10,224.38 CR
30 Oct	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,539.10	\$23,763.48 CR
01 Nov	Credit Interest		0.39	\$23,763.87 CR
01 Nov	Account Fee	5.00		\$23,758.87 CR



*# 13653.44513.1.2 ZZ256R3 0303 SL.R3.S911.D055.O V06.00.28

Account Number

06 6165 10242152



Date	Transaction	Debit	Credit	Balance			
18 Nov	TAX OFFICE PAYMENTS NetBank BPAY 75556 690690011411960 JultoSep BAS	2,375.00		\$21,383.87 CR			
28 Nov	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,172.97		\$14,210.90 CR			
29 Nov	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,841.39	\$28,052.29 CR			
01 Dec	Credit Interest		0.93	\$28,053.22 CR			
01 Dec	Account Fee	5.00		\$28,048.22 CR			
06 Dec	Transfer to CBA A/c NetBank Eliash rent topup	9,300.00		\$18,748.22 CR			
10 Dec	ASIC NetBank BPAY 17301 2291598674193 Hoppers Crossing	600.00		\$18,148.22 CR			
20 Dec	Transfer to CBA A/c NetBank Loan from Michael	3,000.00		\$15,148.22 CR			
30 Dec	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,172.97		\$7,975.25 CR			
01 Jan	Credit Interest		0.30	\$7,975.55 CR			
01 Jan	Account Fee	5.00		\$7,970.55 CR			
02 Jan	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,539.10	\$21,509.65 CR			
10 Jan	Transfer to CBA A/c NetBank Bill pmt shortfall	8,000.00		\$13,509.65 CR			
16 Jan	Transfer to CBA A/c NetBank EliashBillsShort	6,000.00		\$7,509.65 CR			
29 Jan	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,734.90	\$21,244.55 CR			
29 Jan	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,172.97		\$14,071.58 CR			
01 Feb	Credit Interest		0.27	\$14,071.85 CR			
01 Feb	Account Fee	5.00		\$14,066.85 CR			
10 Feb	Transfer to CBA A/c NetBank Edenpower rent pmt	1,500.00		\$12,566.85 CR			
24 Feb	Transfer to CBA A/c NetBank Edenpower loanpmts	2,500.00		\$10,066.85 CR			
24 Feb	2020 CLOSING BALANCE			\$10,066.85 CR			
Opening balance		-	Total debits	+	Total credits	=	Closing balance
\$8,909.83 CR			\$80,325.06		\$81,482.08		\$10,066.85 CR

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Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
24 Feb	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.01%
	\$20,000.00 - \$49,999.99	0.05%
	\$50,000.00 - \$99,999.99	0.05%
	\$100,000.00 - \$249,999.99	0.10%
	\$250,000.00 - \$499,999.99	0.30%
	\$500,000.00 and over	0.30%

Note. Interest rates are effective as at the date shown but are subject to change.





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Statement 35	(Page 1 of 4)
Account Number	06 6165 10242152
Statement Period	25 Feb 2020 - 24 Aug 2020
Closing Balance	\$1,715.31 CR
Enquiries	13 1998 (24 hours a day, 7 days a week)



052

THE TRUSTEES TAIRY'S SUN SUPER
 UNIT 28 280 BANNISTER RD
 CANNING VALE WA 6155

Direct Investment Account

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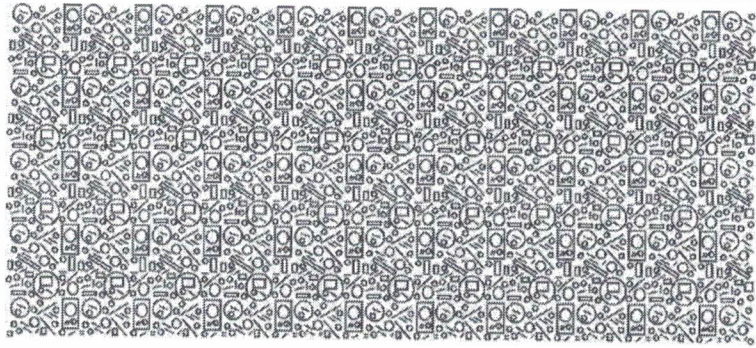
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Name: MICHAEL TAIRY ITF TAIRY'S SUN
 SUPERANNUATION FUND

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The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
25 Feb	2020 OPENING BALANCE			\$10,066.85 CR
27 Feb	Transfer from NetBank BAS topup pmt		2,020.00	\$12,086.85 CR
27 Feb	TAX OFFICE PAYMENTS NetBank BPAY 75556 690690011411960 BAS Tairy Sun	4,289.00		\$7,797.85 CR
27 Feb	Direct Debit 511565 SRO-PAO 524876	1,171.94		\$6,625.91 CR
28 Feb	Transfer from NetBank Loan topup pmt		1,000.00	\$7,625.91 CR
28 Feb	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,238.80	\$20,864.71 CR
28 Feb	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,172.97		\$13,691.74 CR
01 Mar	Credit Interest		0.10	\$13,691.84 CR
01 Mar	Account Fee	5.00		\$13,686.84 CR
27 Mar	Direct Debit 511565 SRO-PAO 556287	1,171.94		\$12,514.90 CR
30 Mar	Direct Debit 000473 TAIRY'S BWA 432-0217709	7,106.27		\$5,408.63 CR
01 Apr	Credit Interest		0.11	\$5,408.74 CR
01 Apr	Account Fee	5.00		\$5,403.74 CR



Date	Transaction	Debit	Credit	Balance
01 Apr	Direct Credit 426486 CVA PROPERTY CON HORN5-7		12,975.50	\$18,379.24 CR
20 Apr	Transfer to CBA A/c NetBank Edenpowerbillpmts	5,350.00		\$13,029.24 CR
23 Apr	Transfer to CBA A/c NetBank Tairy Sun BAS pmt	50.00		\$12,979.24 CR
27 Apr	Direct Debit 511565 SRO-PAO 584296	1,171.94		\$11,807.30 CR
28 Apr	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,843.00		\$4,964.30 CR
01 May	Account Fee	5.00		\$4,959.30 CR
07 May	Direct Credit 426486 CVA PROPERTY CON HORN5-7		11,533.66	\$16,492.96 CR
15 May	Transfer from NetBank Pmt for Michael		2,000.00	\$18,492.96 CR
15 May	Transfer to other Bank NetBank Pmt for Michael	2,000.00		\$16,492.96 CR
22 May	Transfer from NetBank TS BAScontribution		861.00	\$17,353.96 CR
22 May	TAX OFFICE PAYMENTS NetBank BPAY 75556 690690011411960 Tairy Sun BAS	3,861.00		\$13,492.96 CR
27 May	Direct Debit 511565 SRO-PAO 624651	1,171.94		\$12,321.02 CR
28 May	Direct Credit 426486 CVA PROPERTY CON HORN5-7		12,572.01	\$24,893.03 CR
28 May	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,843.00		\$18,050.03 CR
01 Jun	Account Fee	5.00		\$18,045.03 CR
03 Jun	Transfer to other Bank NetBank Lime Actuarial	110.00		\$17,935.03 CR
12 Jun	Transfer to other Bank NetBank Weekly pmt Michael	1,000.00		\$16,935.03 CR
12 Jun	Transfer to CBA A/c NetBank Bill pmt topup	6,000.00		\$10,935.03 CR
19 Jun	Transfer to CBA A/c NetBank Tax prep Superfund	1,870.00		\$9,065.03 CR
19 Jun	WA TRANSPORT DVS NetBank BPAY 484634 9180110859123774 DOT Lexus	910.30		\$8,154.73 CR
19 Jun	Transfer to xx6835 NetBank Mastercard pmt	395.17		\$7,759.56 CR
25 Jun	SYNERGY NetBank BPAY 2600 5424377529 Synergy 5 Nich Crt	316.00		\$7,443.56 CR
25 Jun	Transfer to CBA A/c NetBank Tairy Sun Super	300.00		\$7,143.56 CR

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Date	Transaction	Debit	Credit	Balance
29 Jun	Transfer to CBA A/c NetBank Aulong debt pmt	3,000.00		\$4,143.56 CR
29 Jun	Direct Debit 511565 SRO-PAO 664074	1,171.94		\$2,971.62 CR
30 Jun	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,843.00		\$3,871.38 DR
30 Jun	Return 30/06/20 Direct Debit 000473 TAIRY'S BWA 432-0217709		6,843.00	\$2,971.62 CR
30 Jun	Unpaid Payment Fee	5.00		\$2,966.62 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2020 is \$7.47			
01 Jul	Account Fee	5.00		\$2,961.62 CR
01 Jul	Direct Credit 426486 CVA PROPERTY CON HORN5-7	61	13,539.10	\$16,500.72 CR
03 Jul	Transfer to other Bank NetBank A W Boys Auditors	440.00		\$16,060.72 CR
03 Jul	ST J OF G HEALTHCARE NetBank BPAY 57091 4300011156452 St John Of God	500.00		\$15,560.72 CR
03 Jul	WATER CORPORATION WA NetBank BPAY 8805 9005799115 Water Corp 42 Nich	212.68		\$15,348.04 CR
10 Jul	Country Wide Insuran NetBank BPAY 196923 310014771969 Insurance42NichCrt	1,560.00		\$13,788.04 CR
10 Jul	Transfer to CBA A/c NetBank Insurance858NichRd	1,000.00		\$12,788.04 CR
11 Jul	Transfer to other Bank NetBank BW Loan pmt	6,824.00		\$5,964.04 CR
17 Jul	Transfer to CBA A/c NetBank Bill pmts	2,000.00		\$3,964.04 CR
20 Jul	Transfer to CBA A/c NetBank Bill pmts	2,000.00		\$1,964.04 CR
27 Jul	RAC INSURANCE NetBank BPAY 879254 321446741 RAC Lexus	790.66		\$1,173.38 CR
27 Jul	RAC INSURANCE NetBank BPAY 879254 321446768 Peugeot RAC	782.69		\$390.69 CR
27 Jul	Direct Debit 511565 SRO-PAO 695812	1,171.94		\$781.25 DR
27 Jul	Return 27/07/20 Direct Debit 511565 SRO-PAO 695812		1,171.94	\$390.69 CR
27 Jul	Unpaid Payment Fee	5.00		\$385.69 CR
28 Jul	Direct Credit 426486 CVA PROPERTY CON HORN5-7		13,517.10	\$13,902.79 CR
28 Jul	Direct Debit 000473 TAIRY'S BWA 432-0217709	6,843.00		\$7,059.79 CR
31 Jul	Transfer to CBA A/c NetBank Carlwood bill pmts	1,320.00		\$5,739.79 CR
31 Jul	Transfer to other Bank NetBank Pmt to Michael	500.00		\$5,239.79 CR
01 Aug	Account Fee	5.00		\$5,234.79 CR
04 Aug	SROVIC LAND TAX NetBank BPAY 5249 33541825 SRO Vic Land Tax	1,171.94		\$4,062.85 CR



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Date	Transaction	Debit	Credit	Balance
06 Aug	Transfer to CBA A/c NetBank Deasey Insurance	1,780.00		\$2,282.85 CR
07 Aug	Transfer to CBA A/c NetBank DOT Forklift pmt	86.20		\$2,196.65 CR
14 Aug	ASIC NetBank BPAY 17301 2291446086863 ASICTairyPropInves	267.00		\$1,929.65 CR
14 Aug	SYNERGY NetBank BPAY 2600 5424377529 Synergy 5Nicholson	182.39		\$1,747.26 CR
18 Aug	TELSTRA CORP LTD NetBank BPAY 23796 2000087221196 Telstra 42NichCr	31.95		\$1,715.31 CR
24 Aug	Transfer from NetBank BAS Tairy Sun		3,922.00	\$5,637.31 CR
24 Aug	TAX OFFICE PAYMENTS NetBank BPAY 75556 690690011411960 BAS Tairy Sun	3,922.00		\$1,715.31 CR
24 Aug	2020 CLOSING BALANCE			\$1,715.31 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$10,066.85 CR		\$103,545.86		\$95,194.32		\$1,715.31 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
24 Aug	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.00%
	\$500,000.00 and over	0.00%

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Tax Depreciation Schedule

The Trustee for Tairy's Sun Superannuation Fund For the month ended 30 April 2021

NAME	COST	OPENING VALUE	PURCHASES	DISPOSALS	DEPRECIATION	CLOSING VALUE
Buildings at Cost						
State Revenue Duty	74,250.00	74,250.00	-	-	-	74,250.00
5-7 Horne Street, Hoppers Crossing, VIC	1,350,000.00	1,350,000.00	-	-	-	1,350,000.00
Legal Fees	10,661.00	10,661.00	-	-	-	10,661.00
Total Buildings at Cost	1,434,911.00	1,434,911.00	-	-	-	1,434,911.00
Formation Expenses						
Formation Expenses	1,396.00	1,396.00	-	-	-	1,396.00
Formation Expenses	2,296.00	2,296.00	-	-	-	2,296.00
Total Formation Expenses	3,692.00	3,692.00	-	-	-	3,692.00
Total	1,438,603.00	1,438,603.00	-	-	-	1,438,603.00

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4 March 2021

Ms. Sandra Vudrag
Accounts Department
MP 28 Market City
280 Bannister Road
CANNING VALE WA 6155

Email: accounts@edenpower.net.au

Dear Sandra,

OPINION OF SALE VALUE
5-7 Horne Street, Hoppers Crossing

Further to our discussion, we are pleased to provide this Opinion of Value on the above premises. This opinion is provided on the basis that it is not considered to be a sworn valuation and is provided for your information only, it should not be used for any legal process.

Property Address: 5-7 Horne Street, Hoppers Crossing

Zoning: Industrial 3
Building Area: 1,325m2 approx.

Tenant & Lease Particulars: Healthlinx. Com Pty Ltd
Three Year lease from 27th May 2020
Rental \$150,744.12 p.a. net +GST

Land Area: 3,122m2 approx.

Description: Excellent A Grade food factory with epoxy floors, grease trap, floor drainage, chiller rooms, & multiple cool rooms, the larger parcel of land creates a great access for all vehicles with the property conveniently located close to Old Geelong Road.

Opinion of Value: Between \$2,200,000.00 to \$2,400,000.00 plus GST

We look forward to your response in this matter, should you require any additional information please do not hesitate to contact me.

Yours faithfully,



	<u>SUMMARY</u>	<u>RECON L & B MIV</u>
COST	\$ 1434911	OPEN \$ 791089
CHANGE IN MIV	\$ 865089	RENTAL \$ 74000
<u>AVERAGE VALUE</u>	<u>\$ 2300000.</u>	<u>\$ 865089</u>

Johnson Jiang | Senior Asset Manager

M: 0488 696 889 johnson.jiang@cva.melbourne

PM – Intro Letters: Intro Letter - General Tenant





E2/2

ABN: 98 000 685 065

11 February 2013

Unit 1, 4 Farrell Road
Midvale WA 6103
PO Box 310
Midland WA 6450
Tel: (08) 9274 8097
Fax: (08) 9260 7804
Email:
farrell@dba.com.au

PM: DT

Tairys Sun Superannuation Fund
MP 28, 280 Bannister Road
Canning Vale WA 6155

Dear Michael

Below is a summary of your Superannuation Funds Flow Statement

Funds Flow Statement

Cost of Property	\$ 1,350,000.00
Stamp Duty	\$ 72,250.00
Legal Fees	\$ 10,660.75
	<u>\$ 1,434,910.75</u>

Funded as Follows:

Bank Loan - 65% x \$1,325,000.00 Bankwest	\$ 861,250.00
Tairys Self managed Super Fund	\$ 351,815.68
Tairys Self Managed Super Fund Stamp Duty	\$ 72,250.00
Balance to be Paid to M Tairy	<u>\$ 147,595.07</u>
Total	<u>\$1,434,910.75</u>

As can be seen the Superannuation fund owes a balance to Michael of \$147,595.07. This amount must be paid from the Superfund in to Michael's personal account, and then after two days this amount must be moved back from Michael's account to the superfund as a non-concessional contribution. If this transaction could occur with minimal delay it would be most appreciated.

If you have any questions don't hesitate to contact our offices.

Yours sincerely

~~_____
FARRELL MOSBACH~~

Enc

Director:
F. Mosbach CTA, CA

Liability Limited by a scheme approved
under Professional Standards Legislation



Chartered Accountant



E 213

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09898 FOLIO 040

Security no : 124071432491R
Produced 23/04/2018 03:34 pm

LAND DESCRIPTION

Lot 56 on Plan of Subdivision 212610F.
PARENT TITLES :
Volume 09821 Folio 715 Volume 09835 Folio 073
Created by instrument LP212610F 28/08/1989

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HOPPERS CROSSING PROPERTY PTY LTD of MP 28 280 BANNISTER ROAD CANNING VALE
WA 6155
AK202019U 21/02/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK202020L 21/02/2013
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212610F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5-7 HORNE STREET HOPPERS CROSSING VIC 3029

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 18/04/2017

DOCUMENT END



Imaged Document Cover Sheet

E2/4

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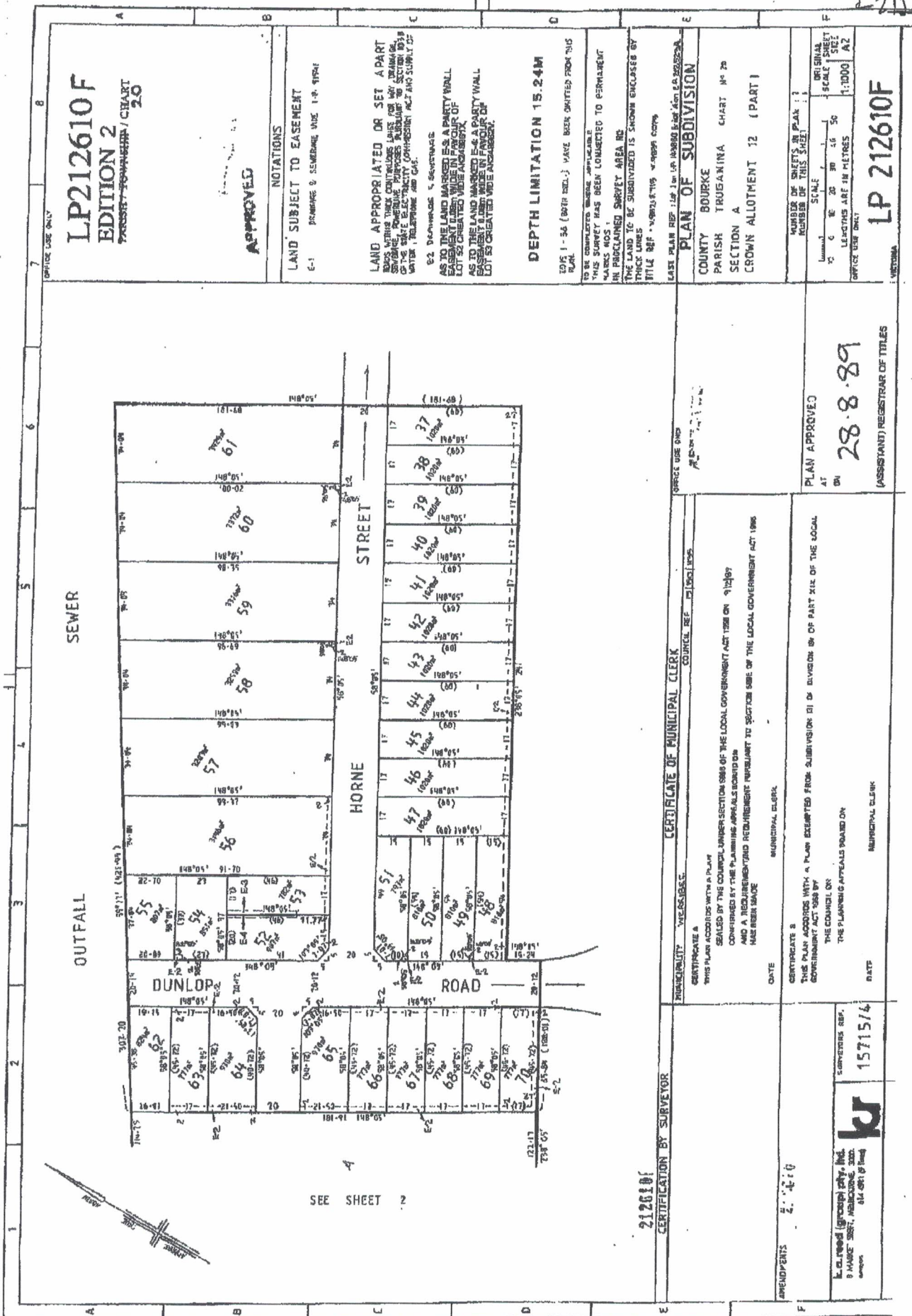
Document Type	Plan
Document Identification	LP212610F
Number of Pages (excluding this cover sheet)	3
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F215



LP212610F
EDITION 2
 PROPOSED SUBDIVISION / CHART
 2.0

APPROVED

NOTATIONS

LAND SUBJECT TO EASEMENT
 E-1 PREMISES & SEWERAGE USE I.P. STRA

LAND APPROPRIATED OR SET APART FOR SEWERAGE, POWER, TELEPHONE, GAS, WATER, OR OTHER PUBLIC PURPOSES, INCLUDING THE USE OF THE SAME ELECTRICITY, COMMUNICATIONS, WATER, GAS, TELEPHONE AND GAS.
 E-2 DEPARTMENT'S RESERVATIONS AS TO THE LAND MARKER E-6, A PARTY WALL EASEMENT MARKER WOULD BE IN FAVOR OF LOT 52 CREATED VIDE ACROSSIX.
 AS TO THE LAND MARKER E-6, A PARTY WALL LOT 52 CREATED VIDE ACROSSIX.

DEPTH LIMITATION 15.24M

TO BE COMPLETED BEFORE APPLICATION FOR THIS SURVEY HAS BEEN COMPLETED TO PERMANENT RECORDS IN PROPOSED SURVEY AREA INC. THIS PLAN IS TO BE SUBDIVIDED IS SHOWN ENCLOSED BY TITLE REF. 15715/4, 15715/5, 15715/6, 15715/7, 15715/8, 15715/9, 15715/10, 15715/11, 15715/12, 15715/13, 15715/14, 15715/15, 15715/16, 15715/17, 15715/18, 15715/19, 15715/20, 15715/21, 15715/22, 15715/23, 15715/24, 15715/25, 15715/26, 15715/27, 15715/28, 15715/29, 15715/30, 15715/31, 15715/32, 15715/33, 15715/34, 15715/35, 15715/36, 15715/37, 15715/38, 15715/39, 15715/40, 15715/41, 15715/42, 15715/43, 15715/44, 15715/45, 15715/46, 15715/47, 15715/48, 15715/49, 15715/50, 15715/51, 15715/52, 15715/53, 15715/54, 15715/55, 15715/56, 15715/57, 15715/58, 15715/59, 15715/60, 15715/61, 15715/62, 15715/63, 15715/64, 15715/65, 15715/66, 15715/67, 15715/68, 15715/69, 15715/70, 15715/71, 15715/72, 15715/73, 15715/74, 15715/75, 15715/76, 15715/77, 15715/78, 15715/79, 15715/80, 15715/81, 15715/82, 15715/83, 15715/84, 15715/85, 15715/86, 15715/87, 15715/88, 15715/89, 15715/90, 15715/91, 15715/92, 15715/93, 15715/94, 15715/95, 15715/96, 15715/97, 15715/98, 15715/99, 15715/100.

PLAN OF SUBDIVISION

COUNTY **BOURKE**
 PARISH **TRUGANINA** CHART **NO 70**
 SECTION **A**
 CROWN ALLOTMENT **12 (PART)**

NUMBER OF SHEETS IN PLAN: 11
 NUMBER OF THIS SHEET: 1
 SCALE: 1:1000
 ORIGINAL SCALE: 1:1000
 SHEET SIZE: 420mm x 594mm
 OFFICE USE ONLY

LP 212610F

OFFICE USE ONLY

PLAN APPROVED
 AT
 ON **28.8.89**

(ASSISTANT) REGISTRAR OF TITLES

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY: **WERRISBEE**
 COUNCIL REF: **25/001/1055**
 THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 58B OF THE LOCAL GOVERNMENT ACT 1993 AND A REQUIREMENT AND REQUIREMENT REQUIRING PARALLEL TO SECTION 58B OF THE LOCAL GOVERNMENT ACT 1993.
 DATE: **MUNICIPAL CLERK**

212610F
CERTIFICATION BY SURVEYOR

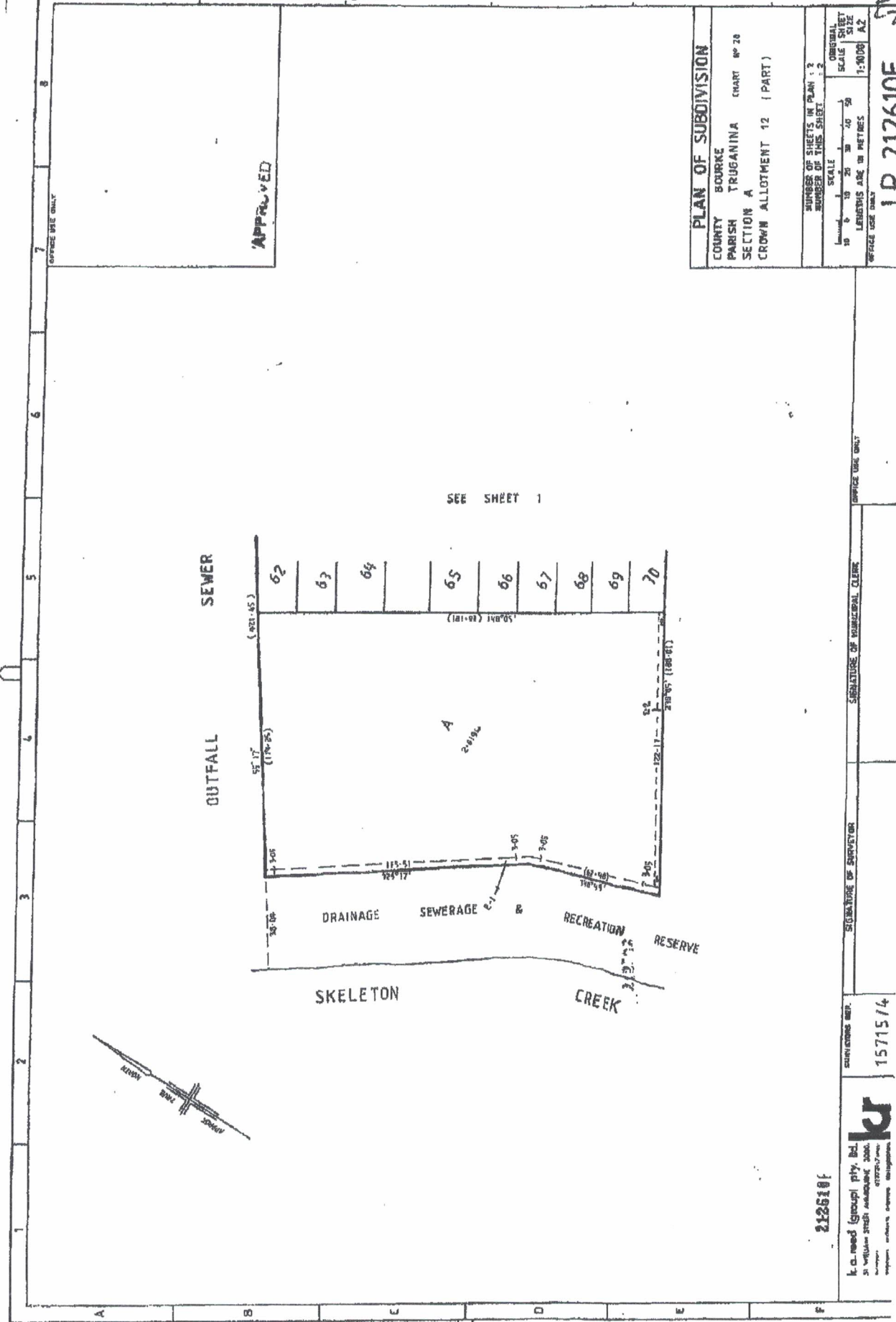
THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 58B OF THE LOCAL GOVERNMENT ACT 1993 AND A REQUIREMENT AND REQUIREMENT REQUIRING PARALLEL TO SECTION 58B OF THE LOCAL GOVERNMENT ACT 1993.
 DATE: **MUNICIPAL CLERK**

15715/4



L. A. Reed (Group) Pty. Ltd.
 9 MARKE STREET, MELBOURNE 3000
 VIC 3000

SEE SHEET 2



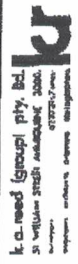
PLAN OF SUBDIVISION	
COUNTY	BOURKE
PARISH	TRUGANINA CHART RP 20
SECTION	A
CROWN ALLOTMENT	12 (PART)
NUMBER OF SHEETS IN PLAN : 2 NUMBER OF THIS SHEET : 2 SCALE : ORIGINAL SCALE : 1:4000 LENGTHS ARE IN METRES OFFICE USE ONLY	

LP 212610F

SIGNATURE OF SURVEYOR

SIGNATURE OF MUNICIPAL CLERK

1571514



212610F

