



SUPERFUND - CLIENT ACCOUNTING CHECKLIST

Client Name: The CM Super Fund
 Client Code: HERR10 Period Ended: 30 June 2023
 Partner/Manager: MH / SA Accountant: Eddy Lee
DUE DATE: 15/05/2024

HIN: X00048499520 4034

Description	Reference	N/A	Completed	Reviewed
Points Carried Forward	1	<input type="checkbox"/>	<input type="checkbox"/>	
Check Engagement Letter for Quote \$	2	<input type="checkbox"/>	<input type="checkbox"/>	
Financial Statements	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Depreciation Schedule	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Income Tax Return	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Members Annual Statements	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Client Management Letter	7	<input type="checkbox"/>	<input type="checkbox"/>	
Section 290-170 Notices	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Investment Strategy	9	<input type="checkbox"/>	<input type="checkbox"/>	
Minutes	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Trial Balance	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Review Points	12	<input type="checkbox"/>	<input type="checkbox"/>	
Query Sheet	13	<input type="checkbox"/>	<input type="checkbox"/>	
Accountant Checklist	14	<input type="checkbox"/>	<input type="checkbox"/>	
TBAR Checklist	15	<input type="checkbox"/>	<input type="checkbox"/>	

Description	Reference	N/A	Completed	Reviewed
Bank Reconciliations	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Trust Tax Statements	17	<input type="checkbox"/>	<input type="checkbox"/>	
Dividend Statements	18	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Property Summary	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Capital Gains Tax Reports - BGL	20	<input type="checkbox"/>	<input type="checkbox"/>	
End of Period Closing Figures	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
GST Reconciliation	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other Source Documents	23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tax Reconciliation	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
General Ledger	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Create Entries Report	26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tax Agent Portal Reports	27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Market Value of Investments	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Actuarial Certificate	29	<input type="checkbox"/>	<input type="checkbox"/>	
Pension Documents	30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ETP Roll-In Documents	31	<input type="checkbox"/>	<input type="checkbox"/>	
LRBA Documentation	32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Super Contribution Breakdown Report	33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Completed By: Eddy Lee	Date: 21/08/2023
Reviewed By:	Date:

REVIEWED
 By Eddy Lee at 4:10 pm, Sep 29, 2023

REVIEWED BY MARK - 29/09/2023

Financial statements and reports for the year ended
30 June 2023

The CM Superannuation Fund

The CM Superannuation Fund

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Statement of Financial Position

Detailed Statement of Financial Position

Operating Statement

Detailed Operating Statement

Notes to the Financial Statements

Statement of Taxable Income

Trustees Declaration

Investment Summary with Market Movement

The CM Superannuation Fund
Statement of Financial Position

As at 30 June 2023

	Note	2023 \$	2022 \$
Assets			
Investments			
Fixtures and Fittings (at written down value) - Unitised	2	514,799.18	528,520.36
Real Estate Properties (Australian - Non Residential)	3	3,115,200.82	2,611,479.64
Shares in Listed Companies (Australian)	4	75.46	75.46
Total Investments		<u>3,630,075.46</u>	<u>3,140,075.46</u>
Other Assets			
Auswide Bank 77733S1		1,301.04	1,301.04
Auswide Bank 77733S27		211,667.77	206,702.56
Sundry Debtors		2,948.00	0.00
BOQ 22705233		574.88	284.56
Borrowing Cost		0.00	465.75
GST Refundable		0.00	32,675.00
Income Tax Refundable		0.00	3,428.10
Total Other Assets		<u>216,491.69</u>	<u>244,857.01</u>
Total Assets		<u>3,846,567.15</u>	<u>3,384,932.47</u>
Less:			
Liabilities			
GST Payable		10,891.00	0.00
Income Tax Payable		15,187.55	0.00
PAYG Payable		488.00	0.00
Sundry Creditors		94,176.64	240,800.00
Commercial Bond (Unit 1, 48 Flinders Pde)		28,770.00	28,770.00
Commercial Bond (Unit 2, 48 Flinders Pde)		15,950.00	15,950.00
Limited Recourse Borrowing Arrangements		1,025,971.93	1,095,174.29
Total Liabilities		<u>1,191,435.12</u>	<u>1,380,694.29</u>
Net assets available to pay benefits		<u>2,655,132.03</u>	<u>2,004,238.18</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts	5, 6		
Herron, Mark - Accumulation		1,213,266.44	881,337.87
Waugh, Coral - Pension (Pension)		186,857.47	201,892.26
Herron, Fiona Louise - Accumulation		1,255,008.12	921,008.05

The CM Superannuation Fund
Statement of Financial Position

As at 30 June 2023

	Note	2023	2022
		\$	\$
Total Liability for accrued benefits allocated to members' accounts		<u>2,655,132.03</u>	<u>2,004,238.18</u>

The CM Superannuation Fund

Detailed Statement of Financial Position

As at 30 June 2023

	Note	2023 \$	2022 \$
Assets			
Investments			
Fixtures and Fittings (at written down value) - Unitised	2		
Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)		171,297.54	176,191.76
Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)		343,501.64	352,328.60
Real Estate Properties (Australian - Non Residential)	3		
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)		2,148,702.46	2,123,808.24
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)		966,498.36	487,671.40
Shares in Listed Companies (Australian)	4		
Parkway Minerals ML (Allocated - Mark 50% Fiona 50%)		75.46	75.46
Total Investments		<u>3,630,075.46</u>	<u>3,140,075.46</u>
Other Assets			
Bank Accounts			
Auswide Bank 77733S1		1,301.04	1,301.04
Auswide Bank 77733S27		211,667.77	206,702.56
BOQ 22705233		574.88	284.56
Borrowing Cost		0.00	465.75
Sundry Debtors		2,948.00	0.00
GST Refundable		0.00	32,675.00
Income Tax Refundable		0.00	3,428.10
Total Other Assets		<u>216,491.69</u>	<u>244,857.01</u>
Total Assets		<u>3,846,567.15</u>	<u>3,384,932.47</u>
Less:			
Liabilities			
GST Payable		10,891.00	0.00
Income Tax Payable		15,187.55	0.00
Limited Recourse Borrowing Arrangements			
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)		274,639.39	290,328.77
Loan from No.10 Pty Ltd (1/48 Flinders Parade, Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)		751,332.54	804,845.52
PAYG Payable		488.00	0.00

The CM Superannuation Fund

Detailed Statement of Financial Position

As at 30 June 2023

	Note	2023	2022
		\$	\$
Liabilities			
Sundry Creditors		94,176.64	240,800.00
Commercial Bond (Unit 1, 48 Flinders Pde)		28,770.00	28,770.00
Commercial Bond (Unit 2, 48 Flinders Pde)		15,950.00	15,950.00
Total Liabilities		<u>1,191,435.12</u>	<u>1,380,694.29</u>
Net assets available to pay benefits		<u>2,655,132.03</u>	<u>2,004,238.18</u>
Represented By :			
Liability for accrued benefits allocated to members' accounts			
	5, 6		
Herron, Mark - Accumulation		1,213,266.44	881,337.87
Waugh, Coral - Pension (Pension)		186,857.47	201,892.26
Herron, Fiona Louise - Accumulation		1,255,008.12	921,008.05
Total Liability for accrued benefits allocated to members' accounts		<u>2,655,132.03</u>	<u>2,004,238.18</u>

The CM Superannuation Fund

Operating Statement

For the year ended 30 June 2023

	Note	2023 \$	2022 \$
Income			
Investment Income			
Interest Received		4,983.82	772.41
Rental Income		218,000.00	110,924.66
Investment Gains			
Changes in Market Values	8	503,721.18	3,704.89
Contribution Income			
Personal Concessional		55,000.00	55,000.00
Personal Non Concessional		0.00	94,237.67
Total Income		<u>781,705.00</u>	<u>264,639.63</u>
Expenses			
Accountancy Fees		3,850.00	2,250.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		440.00	350.00
ASIC Fees		349.00	332.00
Bank Charges		8.80	17.29
Borrowing Expenses		465.75	500.00
Depreciation		13,721.18	5,643.90
Non Deductible Expenses		0.00	83.00
Property Expenses - Interest on Loans		56,911.28	56,654.25
		<u>76,005.01</u>	<u>66,089.44</u>
Member Payments			
Life Insurance Premiums		18,642.59	13,851.14
Pensions Paid		20,000.00	20,000.00
Total Expenses		<u>114,647.60</u>	<u>99,940.58</u>
Benefits accrued as a result of operations before income tax		<u>667,057.40</u>	<u>164,699.05</u>
Income Tax Expense	9	16,163.55	1,914.90
Benefits accrued as a result of operations		<u>650,893.85</u>	<u>162,784.15</u>

The CM Superannuation Fund

Detailed Operating Statement

For the year ended 30 June 2023

	2023	2022
	\$	\$
Income		
Interest Received		
Auswide Bank 77733S27	797.81	771.99
Auswide Bank Acc 77733I91	4,167.40	0.00
BOQ 22705233	18.61	0.42
	<u>4,983.82</u>	<u>772.41</u>
Rental Income		
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	160,000.00	98,091.33
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	58,000.00	12,833.33
	<u>218,000.00</u>	<u>110,924.66</u>
Contribution Income		
Personal Contributions - Concessional		
Fiona Louise Herron	27,500.00	27,500.00
Mark Herron	27,500.00	27,500.00
	<u>55,000.00</u>	<u>55,000.00</u>
Personal Contributions - Non Concessional		
Fiona Louise Herron	0.00	47,304.34
Mark Herron	0.00	46,933.33
	<u>0.00</u>	<u>94,237.67</u>
Investment Gains		
Unrealised Movements in Market Value		
Real Estate Properties (Australian - Non Residential)		
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	24,894.22	(15,106.76)
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	478,826.96	18,832.40
	<u>503,721.18</u>	<u>3,725.64</u>
Shares in Listed Companies (Australian)		
Parkway Minerals ML (Allocated - Mark 50% Fiona 50%)	0.00	(15.09)
Parkway Minerals NI (Allocated - Mark 50% Fiona 50%)	0.00	(5.66)
	<u>0.00</u>	<u>(20.75)</u>
Changes in Market Values	<u>503,721.18</u>	<u>3,704.89</u>
Total Income	<u>781,705.00</u>	<u>264,639.63</u>
Expenses		
Accountancy Fees	3,850.00	2,250.00
ASIC Fees	349.00	332.00
ATO Supervisory Levy	259.00	259.00
Auditor's Remuneration	440.00	350.00
Bank Charges	8.80	17.29
Borrowing Expenses	465.75	500.00

The CM Superannuation Fund

Detailed Operating Statement

For the year ended 30 June 2023

	2023	2022
	\$	\$
Non Deductible Expenses	0.00	83.00
	<u>5,372.55</u>	<u>3,791.29</u>
Depreciation		
Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	4,894.22	4,894.22
Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	8,826.96	749.68
	<u>13,721.18</u>	<u>5,643.90</u>
Property Expenses - Interest on Loans		
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	41,759.70	41,704.15
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	15,151.58	14,950.10
	<u>56,911.28</u>	<u>56,654.25</u>
Member Payments		
Life Insurance Premiums		
Herron, Fiona Louise - Accumulation (Accumulation)	7,895.06	6,116.37
Herron, Mark - Accumulation (Accumulation)	10,747.53	7,734.77
	<u>18,642.59</u>	<u>13,851.14</u>
Pensions Paid		
Waugh, Coral - Pension (Pension)	20,000.00	20,000.00
	<u>20,000.00</u>	<u>20,000.00</u>
Total Expenses	<u>114,647.60</u>	<u>99,940.58</u>
Benefits accrued as a result of operations before income tax	<u>667,057.40</u>	<u>164,699.05</u>
Income Tax Expense		
Income Tax Expense	16,163.55	1,914.90
Total Income Tax	<u>16,163.55</u>	<u>1,914.90</u>
Benefits accrued as a result of operations	<u>650,893.85</u>	<u>162,784.15</u>

The CM Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2023

Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund is not a reporting entity because it is not publicly accountable and is not required by law or governing document to prepare financial statements that comply with Australian Accounting Standards. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the Fund and the needs of members.

The financial statements have been prepared on a cash basis and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue by the Director(s).

a. Measurement of Investments

The Fund initially recognises:

- (i) an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the Fund; and
- (ii) a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the Fund have been measured at market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions were made:

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

Market value has been determined as follows:

- (i) shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- (ii) units in managed funds by reference to the unit redemption price at the end of the reporting period;
- (iii) fixed-interest securities by reference to the redemption price at the end of the reporting period;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

b. Cash and Cash Equivalents

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

c. Revenue

Interest revenue

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

Dividend revenue

Notes to the Financial Statements

For the year ended 30 June 2023

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Upon entering into each contract as a lessor, the Fund assesses if the lease is a finance or operating lease. All leases have been assessed as operating leases. Rental revenue arising from operating leases on investment properties is recognised on straight-line basis over the term of the specific lease.

Distribution revenue

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

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

Contributions

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

d. Liability for Accrued Benefits

The liability for accrued benefits represents the Fund's present obligation to pay benefits to members and beneficiaries, and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

e. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

f. Trade and Other Payables

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross value of the Fund's financial liabilities is equivalent to the market value. Any remeasurement changes in the gross value of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

g. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

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

Note 2: Fixtures and Fittings (at written down value) - Unitised

2023
\$

2022
\$

The CM Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2023

Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	171,297.54	176,191.76
Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	343,501.64	352,328.60
	514,799.18	528,520.36

Note 3: Real Estate Properties (Australian - Non Residential)

	2023	2022
	\$	\$
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	966,498.36	487,671.40
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	2,148,702.46	2,123,808.24
	3,115,200.82	2,611,479.64

Note 4: Shares in Listed Companies (Australian)

	2023	2022
	\$	\$
Parkway Minerals ML (Allocated - Mark 50% Fiona 50%)	75.46	75.46
	75.46	75.46

Note 5: Liability for Accrued Benefits

	2023	2022
	\$	\$
Liability for accrued benefits at beginning of year	2,004,238.18	1,841,454.03
Benefits accrued as a result of operations	650,893.85	162,784.15
Current year member movements	0.00	0.00
	2,655,132.03	2,004,238.18

Note 6: Vested Benefits

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

	2023	2022
	\$	\$
Vested Benefits	2,655,132.03	2,004,238.18

Note 7: Guaranteed Benefits

The CM Superannuation Fund
Notes to the Financial Statements

For the year ended 30 June 2023

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

Note 8: Changes in Market Values

Unrealised Movements in Market Value

	2023 \$	2022 \$
Real Estate Properties (Australian - Non Residential)		
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	24,894.22	(15,106.76)
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	478,826.96	18,832.40
	<hr/> 503,721.18	<hr/> 3,725.64
Shares in Listed Companies (Australian)		
Parkway Minerals ML (Allocated - Mark 50% Fiona 50%)	0.00	(15.09)
Parkway Minerals NI (Allocated - Mark 50% Fiona 50%)	0.00	(5.66)
	<hr/> 0.00	<hr/> (20.75)
Total Unrealised Movement	<hr/> 503,721.18	<hr/> 3,704.89

Realised Movements in Market Value

	2023 \$	2022 \$
Total Realised Movement	<hr/> 0.00	<hr/> 0.00

Changes in Market Values

	<hr/> 503,721.18	<hr/> 3,704.89
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Note 9: Income Tax Expense

	2023 \$	2022 \$
The components of tax expense comprise		
Current Tax	16,163.55	1,914.90
Income Tax Expense	<hr/> 16,163.55	<hr/> 1,914.90

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15%	100,058.61	24,704.86
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The CM Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2023

Less:

Tax effect of:

Non Taxable Contributions	0.00	14,135.65
Increase in MV of Investments	75,558.18	555.73
Tax Adjustment - Capital Works Expenditure (D1)	7,159.50	7,439.85
Tax Adjustment - Decline in value of depreciating assets (E1)	4,177.65	3,671.25

Add:

Tax effect of:

SMSF Non-Deductible Expenses	0.00	12.45
Pension Payments	3,000.00	3,000.00
Rounding	0.27	0.07
Income Tax on Taxable Income or Loss	16,163.55	1,914.90

Less credits:

Current Tax or Refund

16,163.55

1,914.90

The CM Superannuation Fund
Statement of Taxable Income

For the year ended 30 June 2023

	2023
	\$
Benefits accrued as a result of operations	667,057.40
Less	
Increase in MV of investments	503,721.18
Tax Adjustment - Decline in value of depreciating assets (E1)	27,851.00
Tax Adjustment - Capital Works Expenditure (D1)	47,730.00
	<hr/> 579,302.18
Add	
Pension Payments	20,000.00
	<hr/> 20,000.00
SMSF Annual Return Rounding	1.78
	<hr/> 1.78
Taxable Income or Loss	<hr/> 107,757.00
Income Tax on Taxable Income or Loss	16,163.55
	<hr/> 16,163.55
CURRENT TAX OR REFUND	<hr/> 16,163.55
Supervisory Levy	259.00
Income Tax Instalments Paid	(976.00)
	<hr/> (717.00)
AMOUNT DUE OR REFUNDABLE	<hr/> 15,446.55

The CM Superannuation Fund Trustees Declaration

Cm (F) Superannuation Pty Ltd ACN: 166599051

The directors of the trustee company have determined that the Fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The directors of the trustee company declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2023 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2023 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2023.

Signed in accordance with a resolution of the directors of the trustee company by:

.....
Mark Herron
Cm (F) Superannuation Pty Ltd
Director

.....
Fiona Louise Herron
Cm (F) Superannuation Pty Ltd
Director

.....
Coral Waugh
Cm (F) Superannuation Pty Ltd
Director

Dated this day of

The CM Superannuation Fund

Investment Summary with Market Movement

As at 30 June 2023

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised		Realised Movement	
						Overall	Current Year		
Cash/Bank Accounts									
Auswide Bank 77733S1		1,301.040000	1,301.04	1,301.04	1,301.04				
Auswide Bank 77733S27		211,667.770000	211,667.77	211,667.77	211,667.77				
BOQ 22705233		574.880000	574.88	574.88	574.88				
			213,543.69		213,543.69				
Fixtures and Fittings (at written down value) - Unitised									
48FLINFO	Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	1.00	171,297.540000	171,297.54	195,768.64	195,768.64	(24,471.10)	0.00	0.00
Unit2-Capital Works	Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	1.00	343,501.640000	343,501.64	353,078.28	353,078.28	(9,576.64)	0.00	0.00
			514,799.18		548,846.92	(34,047.74)	0.00	0.00	
Real Estate Properties (Australian - Non Residential)									
48FLINDERS	1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	1.00	2,148,702.460000	2,148,702.46	1,225,139.21	1,225,139.21	923,563.25	24,894.22	0.00
248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	1.00	966,498.360000	966,498.36	468,839.00	468,839.00	497,659.36	478,826.96	0.00
			3,115,200.82		1,693,978.21	1,421,222.61	503,721.18	0.00	
Shares in Listed Companies (Australian)									
PWN.AX	Parkway Minerals ML (Allocated - Mark 50% Fiona 50%)	7,546.00	0.010000	75.46	0.40	3,042.00	(2,966.54)	0.00	0.00
PWNCA.AX	Parkway Minerals NI (Allocated - Mark 50% Fiona 50%)	1,887.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
			75.46		3,042.00	(2,966.54)	0.00	0.00	
			3,843,619.15		2,459,410.82	1,384,208.33	503,721.18	0.00	

TAX DEPRECIATION SUMMARY REPORT
Using Diminishing Value Method

DEPRECIABLE ASSETS

16 October 2018

Commercial Building

1/48 Flinders Pde. NORTH LAKES

This property was first available for rent on: 27 June 2018

The actual amounts claimable for the first part year & the following nineteen years have been

Calculated below for your convenience

D1

ACTUAL AMOUNTS CLAIMABLE

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2024-2025	2026-2027	
	4/365										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	392.1	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	
Depreciables by Diminishing Value	350.9	31,914.7	22,663.9	17,450.8	14,037.6	11,560.5	9,312.7	7,848.4	6,534.0	5,412.4	
Depreciables for Low Value Pool Assets (first year or part thereof)	8,062.2	8,551.1	5,344.4	3,340.3	2,087.7	1,304.8	1,536.3	960.2	944.3	938.6	
Total Claimable	8,805.2	76,246.6	63,789.1	56,571.9	51,906.1	48,646.1	46,629.9	44,589.4	43,259.1	42,131.5	

E1: \$12,865.30

~~E1 \$16,125.30~~

First Year Claim **8,805**

Total Deductions after 1st 10 years \$ 482,575

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	
Depreciables by Diminishing Value	4,472.65	3,852.37	3,328.37	2,883.54	2,311.29	2,025.53	1,668.02	1,218.76	1,086.24	968.48	
Depreciables for Low Value Pool Assets (first year or part thereof)	887.97	554.98	346.86	216.79	497.54	310.96	1,225.38	765.86	478.66	299.16	
Total Claimable	41,141.4	40,188.2	39,456.1	38,881.2	38,589.6	38,117.3	38,374.2	37,765.4	37,345.7	37,048.5	

\$ 386,908

TAX DEPRECIATION SUMMARY REPORT
Using Prime Cost Method

D1

2/48 Flinders Pde. NORTH LAKES

This property was first available for rent on: **18 February 2020**

The actual amounts claimable for the first part year & the following 39 years have been
Calculated below for your convenience

~~D1 \$13,069.90~~

ACTUAL AMOUNTS CLAIMABLE

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
	134 Days										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	1,927.4	5,250.0	5,892.5	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	
Depreciables by Prime Cost	91.8	250.0	1,053.7	8,631.8	8,631.8	8,631.8	8,631.8	8,545.5	7,640.0	7,481.8	
Depreciables for Low Value Pool Assets (first year or part thereof)	75.0	121.9	6,757.42	6,354.64	3,971.65	2,482.28	1,551.43	969.64	606.03	378.77	
Total Claimable	2,094.2	5,622	13,704	26,936	24,553.4	23,064.1	22,133.2	21,465.1	20,196.0	19,810.6	

E1:
~~\$8,349.82~~

First Year Claim **\$2,094**

Total Deductions in 1st 10 years **\$179,579**

E1: \$14,986.44

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	-
Depreciables by Prime Cost	7,481.8	7,481.80	7,232.48	4,881.80	4,836.27	4,382.00	3,352.55	1,700.00	1,700.00	1,700.00	4,937.0
Depreciables for Low Value Pool Assets (first year or part thereof)	236.73	147.96	92.47	57.80	36.12	22.58	14.11	8.82	5.51	3.44	5.74
Total Claimable	19,668.5	19,579.8	19,275.0	16,889.6	16,822.4	16,354.6	15,316.7	13,658.8	13,655.5	13,653.4	

\$164,874

The CM Superannuation Fund

Depreciation Schedule

For The Period 01 July 2022 - 30 June 2023

Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation ¹	Depreciation			Closing Written Down Value	
				Disposals/ Decrease	Additions/ Increase		Method	Rate	Calculated Depreciation ²		Posted Depreciation ³
Fixtures and Fittings (at written down value) - Unitised											
Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)											
	03/05/2018	195,768.64	176,191.76			195,768.64	Prime Cost	2.50 %	4,894.22	4,894.22	171,297.54
Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)											
	31/05/2022	353,078.28	352,328.60			353,078.28	Prime Cost	2.50 %	8,826.96	8,826.96	343,501.64
		548,846.92	528,520.36			548,846.92				13,721.18	514,799.18
		548,846.92	528,520.36			548,846.92				13,721.18	514,799.18

¹ Amounts have been pro rated based on number of days in the year

² Depreciation/Capital Works calculated as per depreciation method

³ Depreciation amounts posted to the ledger

Self-managed superannuation fund annual return 2023

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2023* (NAT 71287).

- ! The *Self-managed superannuation fund annual return instructions 2023* (NAT 71606) (the instructions) can assist you to complete this annual return.
- The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

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

S M / T # S T

- Place in ALL applicable boxes.

Postal address for annual returns:

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

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 Tax file number (TFN)

▶ To assist processing, write the fund's TFN at the top of pages 3, 5, 7, 9 and 11.

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

2 Name of self-managed superannuation fund (SMSF)

The CM Superannuation Fund

3 Australian business number (ABN) (if applicable)

4 Current postal address

56 Zeehan Street

Suburb/town

Wavell Heights

State/territory

QLD

Postcode

4012

5 Annual return status

Is this an amendment to the SMSF's 2023 return?

A No Yes

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

B No Yes

Tax File Number

6 SMSF auditor

Auditor's name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** / /

Was Part A of the audit report qualified? **B** No Yes

Was Part B of the audit report qualified? **C** No Yes

If Part B of the audit report was qualified, have the reported issues been rectified? **D** No Yes

7 Electronic funds transfer (EFT)

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

A Fund's financial institution account details

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

Fund BSB number Fund account number

Fund account name

I would like my tax refunds made to this account. Go to C.

B Financial institution account details for tax refunds

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

BSB number Account number

Account name

C Electronic service address alias

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

Tax File Number

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

9 Was the fund wound up during the income year?

No Yes If yes, provide the date on which the fund was wound up Day / Month / Year Have all tax lodgment and payment obligations been met? No Yes

10 Exempt current pension income

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

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

No Go to Section B: Income.

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

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

Segregated assets method **B**

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

Did the fund have any other income that was assessable?

E Yes Go to Section B: Income.

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

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

Section B: Income

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

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2023*.

Have you applied an exemption or rollover? **M** No Yes

Code

Net capital gain **A** \$

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

Gross interest **C** \$

Forestry managed investment scheme income **X** \$

Gross foreign income	D1 \$ <input type="text"/>	Net foreign income	D \$ <input type="text"/>	Loss <input type="checkbox"/>
----------------------	-----------------------------------	--------------------	----------------------------------	-------------------------------

Australian franking credits from a New Zealand company **E** \$

Transfers from foreign funds **F** \$ Number

Gross payments where ABN not quoted **H** \$

Calculation of assessable contributions

Assessable employer contributions

R1 \$

plus Assessable personal contributions

R2 \$

plus **No-TFN-quoted contributions

R3 \$
(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST

R6 \$

Gross distribution from partnerships **I** \$ Loss

*Unfranked dividend amount **J** \$

*Franked dividend amount **K** \$

*Dividend franking credit **L** \$

*Gross trust distributions **M** \$ Code

Assessable contributions **R** \$
(R1 plus R2 plus R3 less R6)

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$

plus *Net non-arm's length trust distributions

U2 \$

plus *Net other non-arm's length income

U3 \$

*Other income **S** \$ Code

*Assessable income due to changed tax status of fund **T** \$

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

#This is a mandatory label.

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

GROSS INCOME (Sum of labels **A** to **U**) **W** \$ Loss

Exempt current pension income **Y** \$

TOTAL ASSESSABLE INCOME (**W** less **Y**) **V** \$ Loss

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

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

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	A1 \$ <input type="text" value="56,911"/>	A2 \$ <input type="text"/>	
Interest expenses overseas	B1 \$ <input type="text"/>	B2 \$ <input type="text"/>	
Capital works expenditure	D1 \$ <input type="text" value="47,730"/>	D2 \$ <input type="text"/>	
Decline in value of depreciating assets	E1 \$ <input type="text" value="41,572"/>	E2 \$ <input type="text"/>	
Insurance premiums – members	F1 \$ <input type="text" value="18,642"/>	F2 \$ <input type="text"/>	
SMSF auditor fee	H1 \$ <input type="text" value="440"/>	H2 \$ <input type="text"/>	
Investment expenses	I1 \$ <input type="text" value="465"/>	I2 \$ <input type="text"/>	
Management and administration expenses	J1 \$ <input type="text" value="4,466"/>	J2 \$ <input type="text"/>	
Forestry managed investment scheme expense	U1 \$ <input type="text"/>	U2 \$ <input type="text"/>	
Other amounts	L1 \$ <input type="text"/>	L2 \$ <input type="text"/>	Code <input type="text"/>
Tax losses deducted	M1 \$ <input type="text"/>		Code <input type="text"/>

TOTAL DEDUCTIONS
N \$
 (Total **A1** to **M1**)

TOTAL NON-DEDUCTIBLE EXPENSES
Y \$
 (Total **A2** to **L2**)

#TAXABLE INCOME OR LOSS Loss
O \$
 (TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)

TOTAL SMSF EXPENSES
Z \$
 (N plus Y)

#This is a mandatory label.

Section D: Income tax calculation statement

#Important:

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

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2023* on how to complete the calculation statement.

#Taxable income	A	\$	107,757
<small>(an amount must be included even if it is zero)</small>			
#Tax on taxable income	T1	\$	16,163.55
<small>(an amount must be included even if it is zero)</small>			
#Tax on no-TFN-quoted contributions	J	\$	0.00
<small>(an amount must be included even if it is zero)</small>			
Gross tax	B	\$	16,163.55
<small>(T1 plus J)</small>			

Foreign income tax offset	C1	\$	
Rebates and tax offsets	C2	\$	
			Non-refundable non-carry forward tax offsets
			C \$
<small>(C1 plus C2)</small>			

SUBTOTAL 1

T2	\$	16,163.55
-----------	----	-----------

(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset	D1	\$	0.00
Early stage venture capital limited partnership tax offset carried forward from previous year	D2	\$	0.00
Early stage investor tax offset	D3	\$	0.00
Early stage investor tax offset carried forward from previous year	D4	\$	0.00
			Non-refundable carry forward tax offsets
			D \$
<small>(D1 plus D2 plus D3 plus D4)</small>			
			SUBTOTAL 2
			T3 \$
<small>(T2 less D – cannot be less than zero)</small>			

Complying fund's franking credits tax offset	E1	\$	
No-TFN tax offset	E2	\$	
National rental affordability scheme tax offset	E3	\$	
Exploration credit tax offset	E4	\$	0.00
			Refundable tax offsets
			E \$
<small>(E1 plus E2 plus E3 plus E4)</small>			

#TAX PAYABLE	T5	\$	16,163.55
<small>(T3 less E – cannot be less than zero)</small>			

Section 102AAM interest charge

G	\$	
----------	----	--

H2	Credit for tax withheld – foreign resident withholding (excluding capital gains)	<input type="text"/>
H3	Credit for tax withheld – where ABN or TFN not quoted (non-individual)	<input type="text"/>
H5	Credit for TFN amounts withheld from payments from closely held trusts	<input type="text" value="0.00"/>
H6	Credit for interest on no-TFN tax offset	<input type="text"/>
H8	Credit for foreign resident capital gains withholding amounts	<input type="text" value="0.00"/>
Eligible credits		H \$ <input type="text"/>
		<i>(H2 plus H3 plus H5 plus H6 plus H8)</i>

#Tax offset refunds (Remainder of refundable tax offsets)	I \$ <input type="text" value="0.00"/>
	<i>(unused amount from label E – an amount must be included even if it is zero)</i>

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S \$ <input type="text" value="15,446.55"/>
	<i>(T5 plus G less H less I less K plus L less M plus N)</i>

#This is a mandatory label.

Section E: Losses

14 Losses

! If total loss is greater than \$100,000, complete and attach a *Losses schedule 2023*.

Tax losses carried forward to later income years **U** \$

Net capital losses carried forward to later income years **V** \$

Section F: **Member information**

MEMBER 1

Title: Mr Mrs Miss Ms Other

Family name **Herron**

First given name **Mark** Other given names

Member's TFN **Provided** Date of birth **Provided**

Contributions OPENING ACCOUNT BALANCE \$ **881,337.87**

! Refer to instructions for completing these labels.

Employer contributions
A \$

ABN of principal employer
A1

Personal contributions
B \$

CGT small business retirement exemption
C \$

CGT small business 15-year exemption amount
D \$

Personal injury election
E \$

Spouse and child contributions
F \$

Other third party contributions
G \$

Proceeds from primary residence disposal
H \$

H1 Receipt date / /

Assessable foreign superannuation fund amount
I \$

Non-assessable foreign superannuation fund amount
J \$

Transfer from reserve: assessable amount
K \$

Transfer from reserve: non-assessable amount
L \$

Contributions from non-complying funds and previously non-complying funds
T \$

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

TOTAL CONTRIBUTIONS N \$
(Sum of labels **A** to **M**)

Other transactions

Accumulation phase account balance
S1 \$

Retirement phase account balance - Non CDBIS
S2 \$

Retirement phase account balance - CDBIS
S3 \$

TRIS Count

CLOSING ACCOUNT BALANCE S \$
(**S1** plus **S2** plus **S3**)

Allocated earnings or losses
O \$ Loss

Inward rollovers and transfers
P \$

Outward rollovers and transfers
Q \$

Lump Sum payments
R1 \$ Code

Income stream payments
R2 \$ Code

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

Outstanding limited recourse borrowing arrangement amount **Y \$**

Tax File Number

MEMBER 2

Title: Mr Mrs Miss Ms Other

Family name

First given name Other given names

Member's TFN Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

! Refer to instructions for completing these labels.

Employer contributions
A \$

ABN of principal employer
A1

Personal contributions
B \$

CGT small business retirement exemption
C \$

CGT small business 15-year exemption amount
D \$

Personal injury election
E \$

Spouse and child contributions
F \$

Other third party contributions
G \$

Proceeds from primary residence disposal
H \$

H1 Receipt date / /

Assessable foreign superannuation fund amount
I \$

Non-assessable foreign superannuation fund amount
J \$

Transfer from reserve: assessable amount
K \$

Transfer from reserve: non-assessable amount
L \$

Contributions from non-complying funds and previously non-complying funds
T \$

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

TOTAL CONTRIBUTIONS N \$
(Sum of labels **A** to **M**)

Other transactions

Accumulation phase account balance
S1 \$

Retirement phase account balance - Non CDBIS
S2 \$

Retirement phase account balance - CDBIS
S3 \$

TRIS Count

CLOSING ACCOUNT BALANCE S \$
(**S1 plus S2 plus S3**)

Allocated earnings or losses
O \$ Loss

Inward rollovers and transfers
P \$

Outward rollovers and transfers
Q \$

Lump Sum payments
R1 \$ Code

Income stream payments
R2 \$ Code

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

Outstanding limited recourse borrowing arrangement amount **Y \$**

Tax File Number

MEMBER 3

Title: Mr Mrs Miss Ms Other

Family name

First given name Other given names

Member's TFN Date of birth

Contributions

i Refer to instructions for completing these labels.

Employer contributions
A \$

ABN of principal employer
A1

Personal contributions
B \$

CGT small business retirement exemption
C \$

CGT small business 15-year exemption amount
D \$

Personal injury election
E \$

Spouse and child contributions
F \$

Other third party contributions
G \$

Proceeds from primary residence disposal
H \$

H1 Receipt date / /

Assessable foreign superannuation fund amount
I \$

Non-assessable foreign superannuation fund amount
J \$

Transfer from reserve: assessable amount
K \$

Transfer from reserve: non-assessable amount
L \$

Contributions from non-complying funds and previously non-complying funds
T \$

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

TOTAL CONTRIBUTIONS N \$
(Sum of labels **A** to **M**)

Other transactions

Accumulation phase account balance
S1 \$

Retirement phase account balance - Non CDBIS
S2 \$

Retirement phase account balance - CDBIS
S3 \$

TRIS Count

CLOSING ACCOUNT BALANCE S \$
(**S1** plus **S2** plus **S3**)

Allocated earnings or losses
O \$ Loss

Inward rollovers and transfers
P \$

Outward rollovers and transfers
Q \$

Lump Sum payments
R1 \$ Code

Income stream payments
R2 \$ Code

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

Outstanding limited recourse borrowing arrangement amount **Y \$**

Section H: Assets and liabilities

15 ASSETS

15a Australian managed investments

Listed trusts **A** \$

Unlisted trusts **B** \$

Insurance policy **C** \$

Other managed investments **D** \$

15b Australian direct investments

Cash and term deposits **E** \$

<p>Limited recourse borrowing arrangements</p> <p>Australian residential real property J1 \$ <input type="text"/></p> <p>Australian non-residential real property J2 \$ <input type="text" value="3,286,498"/></p> <p>Overseas real property J3 \$ <input type="text"/></p> <p>Australian shares J4 \$ <input type="text"/></p> <p>Overseas shares J5 \$ <input type="text"/></p> <p>Other J6 \$ <input type="text"/></p> <p>Property count J7 <input type="text" value="2"/></p>	<p>Debt securities F \$ <input type="text"/></p> <p>Loans G \$ <input type="text"/></p> <p>Listed shares H \$ <input type="text" value="75"/></p> <p>Unlisted shares I \$ <input type="text"/></p> <p>Limited recourse borrowing arrangements J \$ <input type="text" value="3,286,498"/></p> <p>Non-residential real property K \$ <input type="text"/></p> <p>Residential real property L \$ <input type="text"/></p> <p>Collectables and personal use assets M \$ <input type="text"/></p> <p>Other assets O \$ <input type="text" value="346,449"/></p>
---	--

15c Other investments

Crypto-Currency **N** \$

15d Overseas direct investments

Overseas shares **P** \$

Overseas non-residential real property **Q** \$

Overseas residential real property **R** \$

Overseas managed investments **S** \$

Other overseas assets **T** \$

TOTAL AUSTRALIAN AND OVERSEAS ASSETS **U** \$
(Sum of labels **A** to **T**)

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year? **A** No Yes \$

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** No Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** No Yes

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements		V1 \$ <input type="text" value="1,025,971"/>
Permissible temporary borrowings		V2 \$ <input type="text"/>
Other borrowings		V3 \$ <input type="text"/>
Borrowings		V \$ <input type="text" value="1,025,971"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W \$ <input type="text" value="2,655,131"/>
Reserve accounts		X \$ <input type="text"/>
Other liabilities		Y \$ <input type="text" value="165,463"/>
TOTAL LIABILITIES		Z \$ <input type="text" value="3,846,565"/>

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H \$**

Total TOFA losses **I \$**

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2022–23 income year, write 2023). **A**

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2023*. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2023* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2023*. **D**

Section K: **Declarations**

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

Important

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

Privacy

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

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

TRUSTEE'S OR DIRECTOR'S DECLARATION:

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

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

Date / /

Preferred trustee or director contact details:

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

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

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2023* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date / /

Tax agent's contact details

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

The CM Superannuation Fund

Members Statement

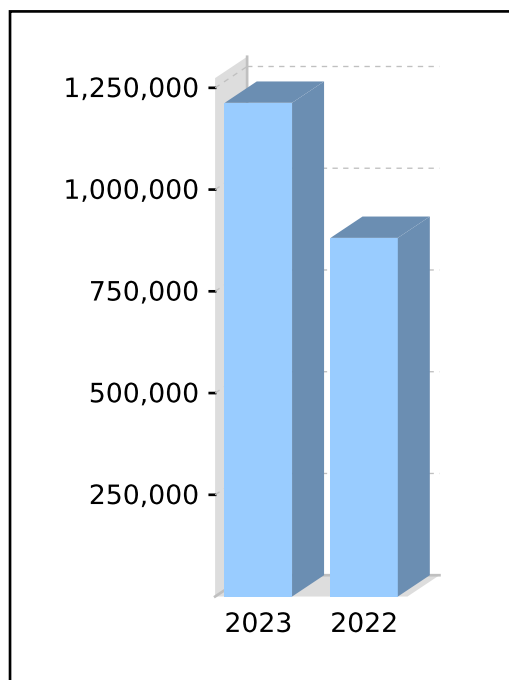
Mark Herron
 56 Zeehan Street
 Wavell Heights, Queensland, 4012, Australia

Your Details

Date of Birth :	18/05/1972	Nominated Beneficiaries:	N/A
Age:	51	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	1,213,266.44
Date Joined Fund:	05/02/2003	Total Death Benefit:	4,009,753.44
Service Period Start Date:	28/02/1993	Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	HERMAR00001A	Disability Benefit:	2,796,486.00
Account Start Date:	05/02/2003		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	1,213,266.44
<u>Preservation Components</u>	
Preserved	1,213,266.44
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	57,218.00
Taxable	1,156,048.44



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2022	881,337.87	790,990.53
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)	27,500.00	27,500.00
Personal Contributions (Non Concessional)		46,933.33
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	322,944.34	24,535.94
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	4,125.00	4,125.00
Income Tax	3,643.24	(3,237.84)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	10,747.53	7,734.77
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2023	1,213,266.44	881,337.87

The CM Superannuation Fund

Members Statement

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Mark Herron
Director

Fiona Louise Herron
Director

Coral Waugh
Director

The CM Superannuation Fund

Members Statement

Coral Waugh
 38 Penhill Street
 Nudgee, Queensland, 4014, Australia

Your Details

Date of Birth :	14/06/1939	Nominated Beneficiaries:	N/A
Age:	84	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	186,857.47
Date Joined Fund:	01/07/2004	Total Death Benefit:	186,857.47
Service Period Start Date:	01/04/1955	Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	WAUCOR00001P	Disability Benefit:	0.00
Account Start Date:	01/07/2004		
Account Phase:	Retirement Phase		
Account Description:	Pension		

Your Balance

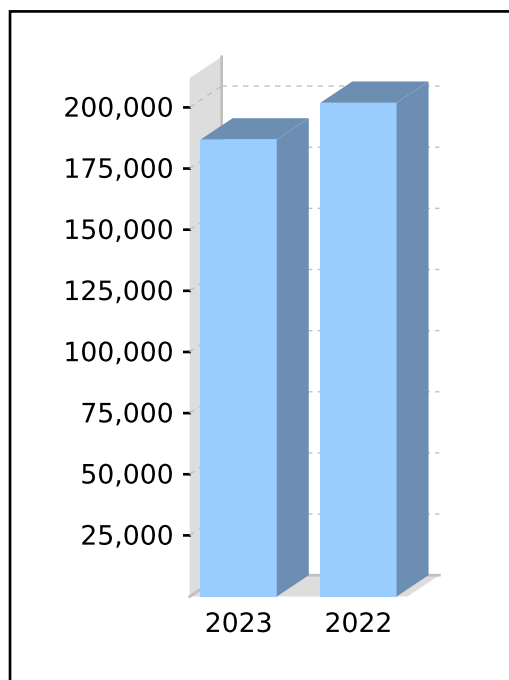
Total Benefits 186,857.47

Preservation Components

Preserved
 Unrestricted Non Preserved 186,857.47
 Restricted Non Preserved

Tax Components

Tax Free (15.86%) 32,387.15
 Taxable 154,470.32



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2022	201,892.26	221,120.26
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	4,965.21	772.00
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid	20,000.00	20,000.00
Contributions Tax		
Income Tax		
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2023	186,857.47	201,892.26

The CM Superannuation Fund

Members Statement

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Mark Herron
Director

Fiona Louise Herron
Director

Coral Waugh
Director

The CM Superannuation Fund

Members Statement

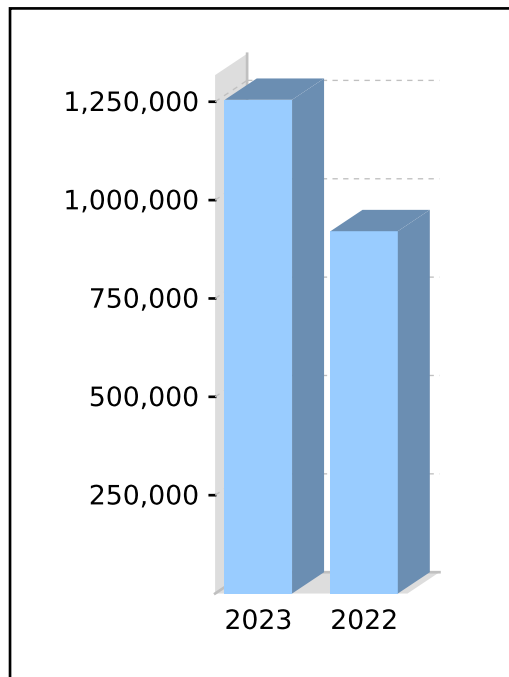
Fiona Louise Herron
 56 Zeehan Street
 Wavell Heights, Queensland, 4012, Australia

Your Details

Date of Birth :	29/04/1967	Nominated Beneficiaries:	N/A
Age:	56	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	1,255,008.12
Date Joined Fund:	04/11/2013	Total Death Benefit:	2,047,663.12
Service Period Start Date:		Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	HERFIO00002A	Disability Benefit:	792,655.00
Account Start Date:	04/11/2013		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	1,255,008.12
<u>Preservation Components</u>	
Preserved	1,255,008.12
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	60,363.69
Taxable	1,194,644.43



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2022	921,008.05	829,343.24
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)	27,500.00	27,500.00
Personal Contributions (Non Concessional)		47,304.34
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	322,790.44	24,004.58
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	4,125.00	4,125.00
Income Tax	4,270.31	(3,097.26)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	7,895.06	6,116.37
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2023	1,255,008.12	921,008.05

The CM Superannuation Fund

Members Statement

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Mark Herron
Director

Fiona Louise Herron
Director

Coral Waugh
Director

The CM Superannuation Fund

Deductions Notice Letter

Cm (F) Superannuation Pty Ltd as trustee for The CM Superannuation Fund acknowledges that

Fiona Louise Herron

has advised in writing in accordance with Section 290-170 of the Income Tax Assessment Act 1997 the intention to claim a tax deduction of

\$27500.00

for contributions paid in the year ended 30 June 2023. The Trustee has taken action to deduct the appropriate level of tax from the contributions claimed.

Fiona Louise Herron

Date: / /

**** IMPORTANT INFORMATION - PLEASE READ THE FOLLOWING CAREFULLY ****

If your records confirm the above amount claimed no action on your behalf is required. Retain this acknowledgement with your taxation records as it may be requested by the Australian Taxation Office to substantiate your tax deduction for Superannuation Contributions.

Otherwise: Complete the details below and return this form to the Trustee if:

1. The amount shown above is not the amount that will be claimed, or
2. The Australian Taxation Office disallows/reduces the amount you claim.

In terms of Section 290-170 of the Income Tax Assessment Act 1997 I advise that the amount I intend to claim as a tax deduction for the period 01 July 2022 to 30 June 2023 is: \$_____

Fiona Louise Herron

Date: / /

Notice of intent to claim or vary a deduction for personal super contributions

Section A: Your details

1 Tax file number (TFN)

PROVIDED

! The ATO does not collect this information provided on this form. This form is to assist you in providing details to your super fund. Your super fund is authorised to request your personal details, including your TFN, under the *Superannuation Industry (Supervision) Act 1993*, the *Income Tax Assessment Act 1997* and the *Taxation Administration Act 1953*. It is not an offence not to provide your TFN. However, if you do not provide your TFN, and your super fund doesn't already hold your TFN, they will not be permitted to accept the contribution(s) covered by this notice. For more information about your privacy please contact the entity you are providing this form to.

2 Name

Title: MRS

Family name

HERRON

First given name

FIONA LOUISE

Other given names

3 Date of birth 29/04/1967

4 Current postal address

56 ZEEHAN STREET

Suburb/town/locality

WAVELL HEIGHTS

State/territory

QLD

(Australia only)

Postcode

4012

(Australia only)

Country if outside of Australia

5 Daytime phone number (include area code)

Section B: Super fund's details

6 Fund name

THE CM SUPERANNUATION FUND

7 Fund Australian business number (ABN) 93742435934

8 Member account number HERFIO00002A

9 Unique Superannuation Identifier (USI) (if known)

Section C: Contribution details

10 Personal contribution details

Is this notice varying an earlier notice? No Yes

If you answered 'No' complete the **Original Notice to Claim a Tax Deduction** section below.
If you answered 'Yes' complete the **Variation of previous valid notice of intent** section below.

ORIGINAL NOTICE TO CLAIM A TAX DEDUCTION

11 Financial year ended 30 June 20

12 My personal contributions to this fund in the above financial year \$

13 The amount of these personal contributions I will be claiming as a tax deduction \$

Section D: Declaration

This form has a declaration where you say the information in it is correct and complete. Please review the information before you sign the declaration. If you provide false or misleading information, or fail to take reasonable care, you may be liable to administrative penalties imposed by taxation law.

INTENTION TO CLAIM A TAX DEDUCTION

! Complete this declaration if you have **not** previously lodged a valid notice with your super fund for these contributions.

I declare that at the time of lodging this notice:

- I intend to claim the personal contributions stated as a tax deduction
- I am a current member of the identified super fund
- the identified super fund currently holds these contributions and has not begun to pay a superannuation income stream based in whole or part on these contributions
- I have not included any of the contributions in an earlier valid notice.

I declare that I am lodging this notice at the earlier of either:

- before the end of the day that I lodged my income tax return for the income year in which the personal contributions were made, **or**
- before the end of the income year following the year in which the contribution was made.

I declare that the information given on this notice is correct and complete.

Name (Print in BLOCK LETTERS)

Signature

Date

> Send your completed notice to your super fund. **Do not send it to us.** The information on this notice is for you and your super fund. We don't collect this information; we only provide a format for you to provide the information to your super fund.

VARIATION OF PREVIOUS VALID NOTICE OF INTENT

14 Financial year ended 30 June 20

15 My personal contributions to this fund in the above financial year \$

16 The amount of these personal contributions claimed in my original notice of intent \$

17 The amount of these personal contributions I will now be claiming as a tax deduction \$

Declaration

This form has a declaration where you sign to indicate that the information in it is correct and complete. Please review the information before you sign the declaration. If you provide false or misleading information, or fail to take reasonable care, you may be liable to administrative penalties imposed by taxation law.

! Complete this declaration if you have already lodged a valid notice with your fund for these contributions and you wish to **reduce** the amount stated in that notice.

VARIATION OF PREVIOUS VALID NOTICE OF INTENT

I declare that at the time of lodging this notice:

- *I intend to claim the personal contributions stated as a tax deduction*
- *I am a current member of the identified super fund*
- *the identified super fund currently holds these contributions and has not begun to pay a superannuation income stream based in whole or part on these contributions.*

- *I have not yet lodged my income tax return for the relevant year and this variation notice is being lodged on or before 30 June in the financial year following the year in which the personal contributions were made, **or***
- *the ATO has disallowed my claim for a deduction for the relevant year and this notice reduces the amount stated in my previous valid notice by the amount that has been disallowed.*

*I declare that I wish to vary my previous valid notice for these contributions by **reducing** the amount I advised in my previous notice and I confirm that either:*

- *I have lodged my income tax return for the year in which the contribution was made, prior to the end of the following income year, and this variation notice is being lodged before the end of the day on which the return was lodged, **or***

I declare that the information given on this notice is correct and complete.

Name (Print in BLOCK LETTERS)

Signature

Date

➤ Send your completed variation notice to your super fund. **Do not send it to us.** The information on this notice is for you and your super fund. We don't collect this information; we only provide a format for you to provide the information to your super fund.

The CM Superannuation Fund

Deductions Notice Letter

Cm (F) Superannuation Pty Ltd as trustee for The CM Superannuation Fund acknowledges that

Mark Herron

has advised in writing in accordance with Section 290-170 of the Income Tax Assessment Act 1997 the intention to claim a tax deduction of

\$27500.00

for contributions paid in the year ended 30 June 2023. The Trustee has taken action to deduct the appropriate level of tax from the contributions claimed.

Mark Herron

Date: / /

**** IMPORTANT INFORMATION - PLEASE READ THE FOLLOWING CAREFULLY ****

If your records confirm the above amount claimed no action on your behalf is required. Retain this acknowledgement with your taxation records as it may be requested by the Australian Taxation Office to substantiate your tax deduction for Superannuation Contributions.

Otherwise: Complete the details below and return this form to the Trustee if:

1. The amount shown above is not the amount that will be claimed, or
2. The Australian Taxation Office disallows/reduces the amount you claim.

In terms of Section 290-170 of the Income Tax Assessment Act 1997 I advise that the amount I intend to claim as a tax deduction for the period 01 July 2022 to 30 June 2023 is: \$_____

Mark Herron

Date: / /

Notice of intent to claim or vary a deduction for personal super contributions

Section A: Your details

1 Tax file number (TFN)

PROVIDED

! The ATO does not collect this information provided on this form. This form is to assist you in providing details to your super fund. Your super fund is authorised to request your personal details, including your TFN, under the *Superannuation Industry (Supervision) Act 1993*, the *Income Tax Assessment Act 1997* and the *Taxation Administration Act 1953*. It is not an offence not to provide your TFN. However, if you do not provide your TFN, and your super fund doesn't already hold your TFN, they will not be permitted to accept the contribution(s) covered by this notice. For more information about your privacy please contact the entity you are providing this form to.

2 Name

Title: MR

Family name

HERRON

First given name

MARK

Other given names

3 Date of birth 18/05/1972

4 Current postal address

56 ZEEHAN STREET

Suburb/town/locality

WAVELL HEIGHTS

State/territory

QLD

(Australia only)

Postcode

4012

(Australia only)

Country if outside of Australia

5 Daytime phone number (include area code) 0732675648

Section B: Super fund's details

6 Fund name

THE CM SUPERANNUATION FUND

7 Fund Australian business number (ABN) 93742435934

8 Member account number HERMAR00001A

9 Unique Superannuation Identifier (USI) (if known)

Section C: Contribution details

10 Personal contribution details

Is this notice varying an earlier notice? No Yes

If you answered 'No' complete the **Original Notice to Claim a Tax Deduction** section below.
If you answered 'Yes' complete the **Variation of previous valid notice of intent** section below.

ORIGINAL NOTICE TO CLAIM A TAX DEDUCTION

11 Financial year ended 30 June 20

12 My personal contributions to this fund in the above financial year \$

13 The amount of these personal contributions I will be claiming as a tax deduction \$

Section D: Declaration

This form has a declaration where you say the information in it is correct and complete. Please review the information before you sign the declaration. If you provide false or misleading information, or fail to take reasonable care, you may be liable to administrative penalties imposed by taxation law.

INTENTION TO CLAIM A TAX DEDUCTION

! Complete this declaration if you have **not** previously lodged a valid notice with your super fund for these contributions.

I declare that at the time of lodging this notice:

- I intend to claim the personal contributions stated as a tax deduction
- I am a current member of the identified super fund
- the identified super fund currently holds these contributions and has not begun to pay a superannuation income stream based in whole or part on these contributions
- I have not included any of the contributions in an earlier valid notice.

I declare that I am lodging this notice at the earlier of either:

- before the end of the day that I lodged my income tax return for the income year in which the personal contributions were made, **or**
- before the end of the income year following the year in which the contribution was made.

I declare that the information given on this notice is correct and complete.

Name (Print in BLOCK LETTERS)

Signature

Date

> Send your completed notice to your super fund. **Do not send it to us.** The information on this notice is for you and your super fund. We don't collect this information; we only provide a format for you to provide the information to your super fund.

VARIATION OF PREVIOUS VALID NOTICE OF INTENT

14 Financial year ended 30 June 20

15 My personal contributions to this fund in the above financial year \$

16 The amount of these personal contributions claimed in my original notice of intent \$

17 The amount of these personal contributions I will now be claiming as a tax deduction \$

Declaration

This form has a declaration where you sign to indicate that the information in it is correct and complete. Please review the information before you sign the declaration. If you provide false or misleading information, or fail to take reasonable care, you may be liable to administrative penalties imposed by taxation law.

! Complete this declaration if you have already lodged a valid notice with your fund for these contributions and you wish to **reduce** the amount stated in that notice.

VARIATION OF PREVIOUS VALID NOTICE OF INTENT

I declare that at the time of lodging this notice:

- *I intend to claim the personal contributions stated as a tax deduction*
- *I am a current member of the identified super fund*
- *the identified super fund currently holds these contributions and has not begun to pay a superannuation income stream based in whole or part on these contributions.*

- *I have not yet lodged my income tax return for the relevant year and this variation notice is being lodged on or before 30 June in the financial year following the year in which the personal contributions were made, **or***
- *the ATO has disallowed my claim for a deduction for the relevant year and this notice reduces the amount stated in my previous valid notice by the amount that has been disallowed.*

*I declare that I wish to vary my previous valid notice for these contributions by **reducing** the amount I advised in my previous notice and I confirm that either:*

- *I have lodged my income tax return for the year in which the contribution was made, prior to the end of the following income year, and this variation notice is being lodged before the end of the day on which the return was lodged, **or***

I declare that the information given on this notice is correct and complete.

Name (Print in BLOCK LETTERS)

Signature

Date

➤ Send your completed variation notice to your super fund. **Do not send it to us.** The information on this notice is for you and your super fund. We don't collect this information; we only provide a format for you to provide the information to your super fund.

Memorandum of Resolutions of the Director(s) of

Cm (F) Superannuation Pty Ltd ACN: 166599051

ATF The CM Superannuation Fund

FINANCIAL STATEMENTS OF SUPERANNUATION FUND:

It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the directors of the Trustee Company, the Superannuation Fund is not a reporting entity and therefore is not required to comply with all Australian Accounting Standards.

It was further resolved that the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2023 thereon be adopted.

TRUSTEE'S DECLARATION:

It was resolved that the trustee's declaration of the Superannuation Fund be signed.

ANNUAL RETURN:

Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2023, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.

INVESTMENT STRATEGY:

The allocation of the Fund's assets and the Fund's investment performance over the financial year were reviewed and found to be within the acceptable ranges outlined in the investment strategy. After considering the risk, rate of return, diversification and liquidity of the investments and the ability of the Fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the Fund and its members. Accordingly, no changes in the investment strategy were required.

INSURANCE COVER:

The trustee(s) reviewed the current life and total and permanent disability insurance coverage on offer to the members and resolved that the current insurance arrangements were appropriate for the Fund.

ALLOCATION OF INCOME:

It was resolved that the income of the Fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance).

INVESTMENT ACQUISITIONS:

It was resolved to ratify the investment acquisitions throughout the financial year ended 30 June 2023.

INVESTMENT DISPOSALS:

It was resolved to ratify the investment disposals throughout the financial year ended 30 June 2023.

AUDITORS:

It was resolved that

Anthony Boys (Super Audits)

of

PO Box 3376, Rundle Mall, South Australia 5000

act as auditors of the Fund for the next financial year.

TAX AGENTS:

It was resolved that

Mark G W Herron

act as tax agents of the Fund for the next financial year.

TRUSTEE STATUS:

Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the Fund and that they are not disqualified persons as defined by s 120 of the SISA.

CONTRIBUTIONS RECEIVED:

It was resolved that the contributions during the year be allocated to members

Memorandum of Resolutions of the Director(s) of

Cm (F) Superannuation Pty Ltd ACN: 166599051
ATF The CM Superannuation Fund

on the basis of the schedule provided by the principal Fund employer.

CLOSURE:

Signed as a true record –

.....
Mark Herron
/ /

.....
Fiona Louise Herron
/ /

.....
Coral Waugh
/ /

The CM Superannuation Fund

Trial Balance

As at 30 June 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
(74,804.34)	24200/HERFIO00002A	(Contributions) Herron, Fiona Louise - Accumulation			27,500.00
(74,433.33)	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation			27,500.00
(3,704.89)	24700	Changes in Market Values of Investments			503,721.18
	25000	Interest Received			
	25000/Auswide77733I91	Auswide Bank Acc 77733I91			4,167.40
(771.99)	25000/AuswideBank77733S2	Auswide Bank 77733S27			797.81
(0.42)	25000/BOQ22705233	BOQ 22705233			18.61
	28000	Rental Income			
(12,833.33)	28000/248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)			58,000.00
(98,091.33)	28000/48FLINDERS	1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)			160,000.00
2,250.00	30100	Accountancy Fees		3,850.00	
259.00	30400	ATO Supervisory Levy		259.00	
350.00	30700	Auditor's Remuneration		440.00	
332.00	30800	ASIC Fees		349.00	
17.29	31500	Bank Charges		8.80	
500.00	32601	Borrowing Expenses		465.75	
	33400	Depreciation			
4,894.22	33400/48FLINFO	Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)		4,894.22	
749.68	33400/Unit2-Capital Works	Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)		8,826.96	
83.00	38200	Non Deductible Expenses			
	39000	Life Insurance Premiums			
6,116.37	39000/HERFIO00002A	(Life Insurance Premiums) Herron, Fiona Louise - Accumulation		7,895.06	
7,734.77	39000/HERMAR00001A	(Life Insurance Premiums) Herron, Mark - Accumulation		10,747.53	
	41600	Pensions Paid			
20,000.00	41600/WAUCOR00001P	(Pensions Paid) Waugh, Coral - Pension (Pension)		20,000.00	
	42010	Property Expenses - Interest on Loans			
14,950.10	42010/248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)		15,151.58	

The CM Superannuation Fund

Trial Balance

As at 30 June 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
41,704.15	42010/48FLINDERS	1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)		41,759.70	
1,914.90	48500	Income Tax Expense		16,163.55	
162,784.15	49000	Profit/Loss Allocation Account		650,893.85	
	50010	Opening Balance			
(829,343.24)	50010/HERFIO00002A	(Opening Balance) Herron, Fiona Louise - Accumulation			921,008.05
(790,990.53)	50010/HERMAR00001A	(Opening Balance) Herron, Mark - Accumulation			881,337.87
(221,120.26)	50010/WAUCOR00001P	(Opening Balance) Waugh, Coral - Pension (Pension)			201,892.26
	52420	Contributions			
(74,804.34)	52420/HERFIO00002A	(Contributions) Herron, Fiona Louise - Accumulation			27,500.00
(74,433.33)	52420/HERMAR00001A	(Contributions) Herron, Mark - Accumulation			27,500.00
	53100	Share of Profit/(Loss)			
(24,004.58)	53100/HERFIO00002A	(Share of Profit/(Loss)) Herron, Fiona Louise - Accumulation			322,790.44
(24,535.94)	53100/HERMAR00001A	(Share of Profit/(Loss)) Herron, Mark - Accumulation			322,944.34
(772.00)	53100/WAUCOR00001P	(Share of Profit/(Loss)) Waugh, Coral - Pension (Pension)			4,965.21
	53330	Income Tax			
(3,097.26)	53330/HERFIO00002A	(Income Tax) Herron, Fiona Louise - Accumulation		4,270.31	
(3,237.84)	53330/HERMAR00001A	(Income Tax) Herron, Mark - Accumulation		3,643.24	
	53800	Contributions Tax			
4,125.00	53800/HERFIO00002A	(Contributions Tax) Herron, Fiona Louise - Accumulation		4,125.00	
4,125.00	53800/HERMAR00001A	(Contributions Tax) Herron, Mark - Accumulation		4,125.00	
	53920	Life Insurance Premiums			
6,116.37	53920/HERFIO00002A	(Life Insurance Premiums) Herron, Fiona Louise - Accumulation		7,895.06	
7,734.77	53920/HERMAR00001A	(Life Insurance Premiums) Herron, Mark - Accumulation		10,747.53	
	54160	Pensions Paid			
20,000.00	54160/WAUCOR00001P	(Pensions Paid) Waugh, Coral - Pension (Pension)		20,000.00	
	60400	Bank Accounts			
1,301.04	60400/AuswideBank7773 3S1	Auswide Bank 77733S1		1,301.04	
206,702.56	60400/AuswideBank7773 3S2	Auswide Bank 77733S27		211,667.77	
284.56	60400/BOQ22705233	BOQ 22705233		574.88	
465.75	66100	Borrowing Cost			0.00
0.00	68000	Sundry Debtors		2,948.00	

The CM Superannuation Fund

Trial Balance

As at 30 June 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	72650	Fixtures and Fittings (at written down value) - Unitised			
176,191.76	72650/48FLINFO	Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	1.0000	171,297.54	
352,328.60	72650/Unit2-Capital Works	Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%)	1.0000	343,501.64	
	77250	Real Estate Properties (Australian - Non Residential)			
487,671.40	77250/248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	1.0000	966,498.36	
2,123,808.24	77250/48FLINDERS	1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	1.0000	2,148,702.46	
	77600	Shares in Listed Companies (Australian)			
75.46	77600/PWN.AX	Parkway Minerals ML (Allocated - Mark 50% Fiona 50%)	7,546.0000	75.46	
0.00	77600/PWNCA.AX	Parkway Minerals NI (Allocated - Mark 50% Fiona 50%)	1,887.0000		0.00
32,675.00	84000	GST Payable/Refundable			10,891.00
3,428.10	85000	Income Tax Payable/Refundable			15,187.55
	85500	Limited Recourse Borrowing Arrangements			
(290,328.77)	85500/248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)			274,639.39
(804,845.52)	85500/No10Loan1	Loan from No.10 Pty Ltd (1/48 Flinders Parade, Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)			751,332.54
0.00	86000	PAYG Payable			488.00
(240,800.00)	88000	Sundry Creditors			94,176.64
(28,770.00)	88001	Commercial Bond (Unit 1, 48 Flinders Pde)			28,770.00
(15,950.00)	88002	Commercial Bond (Unit 2, 48 Flinders Pde)			15,950.00
				4,683,078.29	4,683,078.29

Current Year Profit/(Loss): 667,057.40



Account Details

22705233 CM Superannuation Savings - Available: \$574.88

Account Information

Account Name: CM Superannuation Savings

Transactions Search

Date Range For a specified range Start Date 01/07/2022 DD/MM/YYYY End Date 30/06/2023 DD/MM/YYYY(DD/MM/YYYY)

Transaction List Matching Search Criteria

Table with columns: Date, Description, Debit, Credit, Balance. Contains transaction history from 30/06/2023 to 05/01/2023 with handwritten annotations like 'FROM HA', 'INS SCHEDULE', and 'ATTACHED'.

Date	Description	Debit	Credit	Balance
05/01/2023	TFR TO ACCOUNT 023379799 IB2-63051344	\$7,939.39		\$1,977.46
31/12/2022	INTERNET PAY ANYONE FEE	\$0.65		\$9,916.85
13/12/2022	TFR FROM 021374214 IB2-37373096 FROM HA		\$1,000.00	\$9,917.50
08/12/2022	TFR FROM 021374214 IB2-77525783 FROM HA		\$2,000.00	\$8,917.50
07/12/2022	TFR FROM 021374214 IB2-72872241 FROM HA		\$2,000.00	\$6,917.50
07/12/2022	TFR FROM 021374214 IB2-72573101 FROM HA		\$2,000.00	\$4,917.50
06/12/2022	RETURN-6 Refer to Customer BANK OF QLD HERRON REPAYMENT		\$2,570.08	\$2,917.50
04/12/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-51148664	\$2,570.08		\$347.42
04/12/2022	TFR FROM 021374214 IB2-51147044 FROM HA		\$1,500.00	\$2,917.50
04/12/2022	TFR FROM 021374214 IB2-51146464 FROM HA		\$1,000.00	\$1,417.50
31/10/2022	INTERNET PAY ANYONE FEE	\$1.30		\$417.50
31/10/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-20704123	\$2,570.08		\$418.80
31/10/2022	TFR FROM 021374214 IB2-20701543 FROM HA		\$1,000.00	\$2,988.88
31/10/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-20699443	\$7,939.39		\$1,988.88
30/09/2022	INTEREST		\$5.27	\$9,928.27
30/09/2022	INTERNET PAY ANYONE FEE	\$2.60		\$9,923.00
22/09/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-59722845	\$2,570.08		\$9,925.60
22/09/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-59720585	\$7,939.39		\$12,495.68
03/09/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-09639902	\$2,570.08		\$20,435.07
03/09/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-09637962	\$7,939.39		\$23,005.15
31/08/2022	INTEREST		\$6.52	\$30,944.54
31/08/2022	INTERNET PAY ANYONE FEE	\$1.30		\$30,938.02
12/08/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-39214870	\$2,570.08		\$30,939.32
05/08/2022	Direct Credit ATO ATO93742435931I001		\$32,675.00	\$33,509.40
01/08/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-98430036	\$7,939.39		\$834.40
01/08/2022	TFR FROM 021374214 IB2-98427856 FROM HA		\$8,000.00	\$8,773.79
31/07/2022	INTERNET PAY ANYONE FEE	\$1.30		\$773.79
11/07/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-84838903	\$2,570.08		\$775.09
11/07/2022	TFR FROM 021374214 IB2-50465204 FROM HA		\$3,000.00	\$3,345.17
06/07/2022	PAY ANYONE TO No.10 Pty Ltd 48 4799 452875594 IB2-99935976	\$7,939.39		\$345.17
06/07/2022	TFR FROM 021374214 IB2-99926136 FROM HA		\$5,000.00	\$8,284.56
01/07/2022	BPAY TAX OFFICE PAYMENTS IB2-85357084	\$1,000.00		\$3,284.56
01/07/2022	TFR FROM 021374214 IB2-85348464		\$4,000.00	\$4,284.56

Please note this Transaction List is not an official statement and is subject to change.

For loan accounts, the entry described as FEE CAPITALISATION affects the balance of the loan account. The entry/entries that appear immediately before this transaction describe the fees capitalised and do not affect the balance of the loan account.

FOR THE TRANSFERS FROM HERRON ACCOUNTS MAX OUT MARK & TRES AVAILABLE THEN FOR THE REST TO RENT (SOUTH) (?) SINCE BE ENOUGH PRE PAID RENT BROUGHT W/ FORWARDED FROM TA



TRANSACTION LISTING Account: C F WAUGH & M G W HERRON ATF C F WAUGH & M G W HERRON ATF CM SUPERANNUATION FUND

C F WAUGH & M G W HERRON ATF
 CM SUPERANNUATION FUND
 56 ZEEHAN STREET
 WAVELL HEIGHTS QLD 4012

PAGE : 1R
 TO : 01JUL23
 BSB : 645646
 ACCOUNT NO. : 7773319.1
 XREF : 107664798

MATURITY TERM DEPOSIT

BR	OP	P/DATE	E/DATE	DESCRIPTION	CHEQ NO	DEBIT/CREDIT	BALANCE
		30JUN22		Opening Balance			0.00
491214		28NOV22		ACCOUNT OPENED - 28 NOV 2022			
491214		28NOV22		TFR From ***33S27		205,000.00	205,000.00
491214		28NOV22		DEP #207838 \$205,000 Due 28JUN23 3%			INITIAL DEPOSIT
90 480		28NOV22		DEP #207838 \$205,000 Due 28JUN23 3.5%			DEPOSIT ALTERED
90 437		29DEC22		STMT-GEN Paper for client #77733			
90 1		28JUN23		INTEREST #207838 3.5%		4,167.40	209,167.40
90 1		28JUN23		TFR TO ***33S27		4,167.40	205,000.00
90 1		28JUN23		TFR TO ***33S27		205,000.00	0.00
		01JUL23		Closing Balance			0.00

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TRANSACTION LISTING Account: C F WAUGH & M G W HERRON ATF C F WAUGH & M G W HERRON ATF

C F WAUGH & M G W HERRON ATF
 CM SUPERANNUATION FUND
 56 ZEEHAN STREET

PAGE : 1R
 TO : 01JUL23
 BSB : 645646
 ACCOUNT NO. : 77733527
 XREF : 300123744

WAVELL HEIGHTS QLD 4012

ONLINE SAVER

BR	OP	P/DATE	E/DATE	DESCRIPTION	CHEQ NO	DEBIT/CREDIT	BALANCE
		30JUN22		Opening Balance			206,649.63
90	5	30JUN22		INTEREST CREDIT		52.93	206,702.56
90	5	31JUL22		INTEREST CREDIT		52.67	206,755.23
90	5	31AUG22		INTEREST CREDIT		95.16	206,850.39
90	5	30SEP22		INTEREST CREDIT		178.51	207,028.90
90	437	04OCT22		STMT-GEN Paper for client #77733			
90	5	31OCT22		INTEREST CREDIT		228.58	207,257.48
491214		28NOV22		TFR To ***33I9.1	205,000.00		2,257.48
90	5	30NOV22		INTEREST CREDIT		206.85	2,464.33
90	5	31DEC22		INTEREST CREDIT		2.82	2,467.15
90	5	31JAN23		INTEREST CREDIT		2.93	2,470.08
90	5	28FEB23		INTEREST CREDIT		2.65	2,472.73
90	5	31MAR23		INTEREST CREDIT		2.94	2,475.67
90	437	04APR23		STMT-GEN Paper for client #77733			
90	5	30APR23		INTEREST CREDIT		2.85	2,478.52
90	5	31MAY23		INTEREST CREDIT		2.95	2,481.47
90	1	28JUN23		TFR FROM ***33I9.1		4,167.40	6,648.87
90	1	28JUN23		TFR FROM ***33I9.1		205,000.00	211,648.87
90	5	30JUN23		INTEREST CREDIT		18.90	211,667.77
		01JUL23		Closing Balance			211,667.77

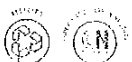
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TRANSACTION LISTING Account: C F WAUGH & M G W HERRON ATF C E WAUGH & M G W HERRON ATF

C F WAUGH & M G W HERRON ATF
CM SUPERANNUATION FUND
56 ZEEHAN STREET
WAVELL HEIGHTS QLD 4012

PAGE : 1R
TO : 01JUL23
BSB : 645646
ACCOUNT NO. : 7773351
XREF : 300123736

EVERYDAY ACCESS

BR	OP	P/DATE	E/DATE	DESCRIPTION	CHEQ NO	DEBIT/CREDIT	BALANCE
		17JUN22		Opening Balance			21,301.04
64	15	17JUN22	16JUN22	PERSONAL CHEQUE	681307	20,000.00	1,301.04
90	437	04OCT22		STMT-GEN Paper for client #77733			
90	437	04APR23		STMT-GEN Paper for client #77733			
		01JUL23		Closing Balance			1,301.04

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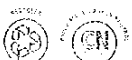
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Rent Pre-paid (Unit 1)

Client Name: The CM Super Fund Period Ended: 30 June 2023
 Client Code: HERR10 Accountant: Eddy Lee

A/c Code	Description	Period		Amount Paid	GST	NET	Memo
28000/48Finders	2022 Rent - Paid in 2021 FY	01/07/2021	31/08/2021	21,934.57	1,994.05	19,940.52	- Original Lease Agreement, Applied annual percentage increase of 3.5% from Jan.
28000/48Finders	2022 Rent - Paid in 2022 FY	01/09/2021	30/06/2022	107,900.46	9,809.13	98,091.33	- Original Lease Agreement, Applied annual percentage increase of 3.5% from Jan.
28000/48Finders	2023 Rent - Paid in 2022 FY	01/07/2022	30/06/2023	176,000.00	16,000.00	160,000.00	- Rent renewal (\$160K+GST as per Market Appraisal)
28000/48Finders	2024 Rent - Paid in 2023 FY	01/07/2023	26/12/2023	86,237.25	7,839.75	78,397.50	



End of Period Closing Figures

Client Name: The CM Super Fund Period Ended: 30 June 2023
Client Code: HERR10 Accountant: Eddy Lee

Debtors:

2,948.00	- Error, to be repaid ASAP.
\$2,948.00	

Creditors:

-86,237.25	- Unit 1, Prepaid Rent for 2024 FY
-7,939.39	- Outstanding Unit 1 Loan Repayment \$7,939.39 (Paid early July 23)
(\$94,176.64)	

Other:

\$0.00



Rent Pre-paid (Unit 1)

Client Name: The CM Super Fund Period Ended: 30 June 2023
 Client Code: HERR10 Accountant: Eddy Lee

A/c Code	Description	Period		Amount Paid	GST	NET	Memo
28000/48Finders	2022 Rent - Paid in 2021 FY	01/07/2021	31/08/2021	21,934.57	1,994.05	19,940.52	- Original Lease Agreement, Applied annual percentage increase of 3.5% from Jan.
28000/48Finders	2022 Rent - Paid in 2022 FY	01/09/2021	30/06/2022	107,900.46	9,809.13	98,091.33	- Original Lease Agreement, Applied annual percentage increase of 3.5% from Jan.
28000/48Finders	2023 Rent - Paid in 2022 FY	01/07/2022	30/06/2023	176,000.00	16,000.00	160,000.00	- Rent renewal (\$160K+GST as per Market Appraisal)
28000/48Finders	2024 Rent - Paid in 2023 FY	01/07/2023	26/12/2023	86,237.25	7,839.75	78,397.50	

The CM Superannuation Fund

Detailed Activity Statement Preparation

For The Period 01 July 2022 - 30 June 2023

Description	Reference	Gross(Inc GST)	GST Rate	GST
Income				
Sales				
Rental Income				
01/07/2022	2023 Rent - Unit 1 (Paid in 2022 FY)	176,000.00	100%	16,000.00
		<u>176,000.00</u>		<u>16,000.00</u>
01/07/2022	2023 Rent - Unit 2 (Paid in 2022 FY)	63,800.00	100%	5,800.00
		<u>63,800.00</u>		<u>5,800.00</u>
		239,800.00		21,800.00
Total Sales	G1	<u>239,800.00</u>		
Total GST collected on Sales	1A			<u>21,800.00</u>
Expenses				
Capital Purchases				
Total Capital Purchases	G10	<u>0.00</u>		
Non Capital Purchases				
Property Expenses - Interest on Loans				
30/06/2023	Unit 1 - Loan Interest	41,759.70	GST Free	0.00
		<u>41,759.70</u>		<u>0.00</u>
30/06/2023	Loan Interest - Unit 2	15,151.58	GST Free	0.00
		<u>15,151.58</u>		<u>0.00</u>
		56,911.28		0.00
Total Non Capital Purchases	G11	<u>56,911.28</u>		
Total GST Paid on Purchases	1B			<u>0.00</u>

BAS Summary

Total Sales	G1	239,800.00	Total GST Collected on Sales	1A	21,800.00
Total Capital Purchases	G10	0.00	Total GST Paid on Purchases	1B	0.00
Total Non Capital Purchases	G11	56,911.28	GST Payable / (Refundable)		<u>21,800.00</u>

Q1 \$0 + Q2 \$5,455 + Q3 \$5,454 + Q4 \$10,891 = \$21,800



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE CM SUPERANNUATION
FUND
ABN 93 742 435 934

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE CM SUPERANNUATION FUND	Jul 2022 – Sep 2022	47729405761	Cash

Receipt ID	8505200211
Date lodged	29 October 2022
Payment due date	25 November 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$0.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$0.00		
Does this include GST?	No		

No amount payable

\$0.00

BPAY®



Biller code 75556
Ref 937424359343360

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Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account. For more information see www.bpay.com.au

Australia Post

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Payment reference number
937424359343360



*171 937424359343360



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE CM SUPERANNUATION
FUND
ABN 93 742 435 934

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE CM SUPERANNUATION FUND	Oct 2022 – Dec 2022	47758837298	Cash

Receipt ID	1670021201
Date lodged	02 May 2023
Payment due date	28 February 2023

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$5,455.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$60,000.00		
Does this include GST?	Yes		

Amount owing to ATO

\$5,455.00

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Biller code 75556
Ref 937424359343360

Telephone and Internet Banking - BPAY®

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Payment reference number
937424359343360



*171 937424359343360



Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE CM SUPERANNUATION
FUND
ABN 93 742 435 934

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE CM SUPERANNUATION FUND	Jan 2023 – Mar 2023	47787831044	Cash

Receipt ID	6259633273
Date lodged	02 May 2023
Payment due date	26 May 2023

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$5,454.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$60,000.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$488.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 1,914.90 from the 2022 assessment.	\$488.00		

Amount owing to ATO

\$5,942.00

BPAY®



Biller code 75556
Ref 937424359343360

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account. For more information see www.bpay.com.au

Australia Post

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Payment reference number
937424359343360





Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE CM SUPERANNUATION
FUND
ABN 93 742 435 934

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE CM SUPERANNUATION FUND	Apr 2023 – Jun 2023	47816481250	Cash

Receipt ID	5373326492
Date lodged	17 July 2023
Payment due date	25 August 2023

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$10,891.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$119,800.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$488.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 1,914.90 from the 2022 assessment.	\$488.00		

Amount owing to ATO

\$11,379.00

BPAY®



Biller code 75556
Ref 937424359343360

Telephone and Internet Banking - BPAY®

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Australia Post

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Payment reference number
937424359343360



Inquires 1300 300 630

Issue date 19 Nov 22

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 87581028

Check this statement carefully

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

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

ACN 166 836 746
FOR CM (F) PROPERTY INVESTMENT PTY LTD

REVIEW DATE: 19 November 22

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



To make changes to company details or amend incorrect information

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



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



Use your agent.

Company Statement

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

1 Registered office
HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

2 Principal place of business
56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012

3 Officeholders

Name: MARK GAVIN WAYNE HERRON
Born: BRISBANE QLD
Date of birth: 18/05/1972
Address: 56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012
Office(s) held: DIRECTOR, APPOINTED 19/11/2013; SECRETARY, APPOINTED 19/11/2013

Name: FIONA LOUISE HERRON
Born: PAPUA NEW GUINEA
Date of birth: 29/04/1967
Address: 56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012
Office(s) held: DIRECTOR, APPOINTED 19/11/2013

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD SHARES	30	\$30.00	\$0.00

5 Members

These details continue on the next page

CM (F) PROPERTY INVESTMENT PTY LTD ACN 166 836 746

Page 1 of 2

Company statement continued

Name: FIONA LOUISE HERRON

Address: 56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

Name: MARK GAVIN WAYNE HERRON

Address: 56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

Name: CORAL FAY WAUGH

Address: 38 PENHILL STREET NUDGEES QLD 4014

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

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

End of company statement

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

Additional company information

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

6 Contact address for ASIC use only

Registered agent name: HERRON ACCOUNTANTS
Registered agent number: 5461
Address: PO BOX 504 NORTH LAKES QLD 4509



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

CM (F) PROPERTY INVESTMENT PTY LTD
HERRON ACCOUNTANTS
PO BOX 504 NORTH LAKES QLD 4509

INVOICE STATEMENT

Issue date 19 Nov 22

CM (F) PROPERTY INVESTMENT PTY LTD

ACN 166 836 746

Account No. 22 166836746

Summary

Opening Balance	\$0.00
New items	\$290.00
Payments & credits	\$0.00
TOTAL DUE	\$290.00

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 19 Jan 23	\$290.00

If you have already paid please ignore this invoice statement.

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



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PAYMENT SLIP
CM (F) PROPERTY INVESTMENT PTY LTD

ACN 166 836 746 Account No: 22 166836746



22 166836746

TOTAL DUE	\$290.00
Immediately	\$0.00
By 19 Jan 23	\$290.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291668367462



*814 129 0002291668367462 83

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-11-19	Annual Review - Pty Co	4X1632687480B A	\$290.00
	Outstanding transactions		
2022-11-19	Annual Review - Pty Co	4X1632687480B A	\$290.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6683 6746 283

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

Bill Code: 17301
Ref: 2291668367462

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

Inquires 1300 300 630

Issue date 04 Nov 22

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 41950594

Check this statement carefully

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

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ACN 166 599 051
FOR CM (F) SUPERANNUATION PTY LTD

REVIEW DATE: 04 November 22

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



To make changes to company details or amend incorrect information

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



Use your agent.

Company Statement

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1 Registered office

HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

2 Principal place of business

UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

3 Officeholders

Name:	MARK GAVIN WAYNE HERRON
Born:	BRISBANE QLD
Date of birth:	18/05/1972
Address:	56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012
Office(s) held:	DIRECTOR, APPOINTED 04/11/2013; SECRETARY, APPOINTED 04/11/2013
Name:	FIONA LOUISE HERRON
Born:	PAPUA NEW GUINEA
Date of birth:	29/04/1967
Address:	56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012
Office(s) held:	DIRECTOR, APPOINTED 04/11/2013
Name:	CORAL FAY WAUGH
Born:	BRISBANE QLD
Date of birth:	14/06/1939
Address:	38 PENHILL STREET NUDGEES QLD 4014
Office(s) held:	DIRECTOR, APPOINTED 04/11/2013

4 Company share structure

These details continue on the next page

CM (F) SUPERANNUATION PTY LTD ACN 166 599 051

Page 1 of 2

Company statement continued

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD SHARES	30	\$30.00	\$0.00

5 Members

Name: FIONA LOUISE HERRON
Address: 56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

Name: MARK GAVIN WAYNE HERRON
Address: 56 ZEEHAN STREET WAVELL HEIGHTS QLD 4012

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

Name: CORAL FAY WAUGH
Address: 38 PENHILL STREET NUDGEES QLD 4014

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

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

End of company statement

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

Additional company information

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6 Contact address for ASIC use only

Registered agent name: HERRON ACCOUNTANTS
Registered agent number: 5461
Address: PO BOX 504 NORTH LAKES QLD 4509



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ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

CM (F) SUPERANNUATION PTY LTD
HERRON ACCOUNTANTS
PO BOX 504 NORTH LAKES QLD 4509

INVOICE STATEMENT
Issue date 04 Nov 22
CM (F) SUPERANNUATION PTY LTD

ACN 166 599 051
Account No. 22 166599051

Summary

Opening Balance	\$0.00
New items	\$59.00
Payments & credits	\$0.00
TOTAL DUE	\$59.00

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 04 Jan 23	\$59.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
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Australian Securities & Investments Commission

PAYMENT SLIP
CM (F) SUPERANNUATION PTY LTD

ACN 166 599 051 Account No: 22 166599051



22 166599051

TOTAL DUE	\$59.00
Immediately	\$0.00
By 04 Jan 23	\$59.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2291665990514



*814 129 0002291665990514 25

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-11-04	Annual Review - Special Purpose Pty Co	4X1509156480P A	\$59.00
	Outstanding transactions		
2022-11-04	Annual Review - Special Purpose Pty Co	4X1509156480P A	\$59.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6659 9051 425

Australia Post

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Phone

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On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

	Bill Code: 17301 Ref: 2291665990514
Telephone & Internet Banking – BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au	

-
- | | |
|------------------------------------|--------------------------|
| • Tax Depreciation Schedules | 549 Grieve Rd. ROCHEDALE |
| • Insurance Replacement Valuations | Qld. 4123 |
| • Sinking Fund Forecasts | P/F: 07 3341 3954 |
| • Progress Payment Reporting | Mobile: 0422 401 509 |
| | E: info@wrcqs.com.au |
| | www.wrcqs.com.au |

16 October 2018

CM (F) Property Investment
atf: 48 Flinders SMSF Trust
c/- 1/48 Flinders Pde
NORTH LAKES
Qld. 4509

TAX DEPRECIATION SCHEDULES

Commercial Building

1/48 Flinders Pde. NORTH LAKES

Please find enclosed Building Allowance and Tax Depreciation schedules as requested for the above property.

The Building Allowance has been calculated using the original construction cost reduced by the depreciable items of plant and articles. N.B. Properties built prior to September 1987 may not have any Deductions available for the Capital Works items.

All Capital Works carried out after September 1987 have been included in the report costings.

Plant and articles attract depreciation at higher rates and have been handled separately.

Stamp duty, legal fees and conveyancing costs paid upon purchase of this property have been **excluded** from these calculations.

Depreciation on plant and articles has been calculated on the effective life of each asset and scheduled by both the 'Diminishing Value Method' and the 'Prime Cost Method' for your convenience.

The values shown against items of plant and articles, as inspected on site, are the estimated market values when the items were available for use by the owner for income producing purposes.

Low Value items of plant acquired after 30 June 2000 and with a value of less than \$1000 have been pooled in a 'Low Value Pool' and depreciated by diminishing value method in accordance with the applicable A.T.O. taxation ruling.

Calculating the First Year Building Allowance

The '**Building Allowance**' has been calculated and scheduled to provide a forty (40) year forecast. The amount claimable in the first year will be proportional to the length of time that you have made this property available for income producing purposes during the financial year that you are claiming the allowance for. This first year proportion has been calculated and included on the 'Tax Depreciation Summary'.

WRC Quantity Surveying

William R. Callaghan
Quantity Surveyor A.A.I.Q.S.

Tax Agent No. 24 628 507

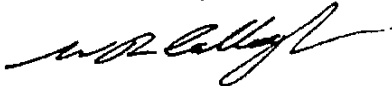
Calculating the First Year Depreciation

The **Low Value Pool** forty (40) year forecast schedule provides a depreciation amount for pooled items which is applicable in full for the first year or part thereof and included on the 'Tax Depreciation Summary'.

For non-pooled items the **Diminishing Value Method** schedule and the alternate **Prime Cost Method** schedule have been calculated and scheduled to provide a forty (40) year forecast. The amount claimable in the first year from the Method chosen will be proportional to the length of time that you have made this property available for income producing purposes during the financial year that you are claiming the deduction for. The first year proportion for both the preferred Diminishing Value method & Prime Cost Method has been calculated and included in the 'Tax Depreciation Summary'.

I trust that the above information is satisfactory but should you require additional information please do not hesitate to contact me.

Yours faithfully



William Callaghan
Tax Agent No. 24 628 507
A.A.I.Q.S. #11091

TAX DEPRECIATION SUMMARY REPORT Using Diminishing Value Method

DEPRECIABLE ASSETS

16 October 2018

**Commercial Building
1/48 Flinders Pde. NORTH LAKES**

This property was first available for rent on: 27 June 2018
The actual amounts claimable for the first part year & the following nineteen years have been
Calculated below for your convenience

ACTUAL AMOUNTS CLAIMABLE

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2024-2025	2026-2027	
	4/365										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	392.1	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	
Depreciables by Diminishing Value	350.9	31,914.7	22,663.9	17,450.8	14,037.6	11,560.5	9,312.7	7,848.4	6,534.0	5,412.1	
Depreciables for Low Value Pool Assets (first year or part thereof)	8,062.2	8,551.1	5,344.4	3,340.3	2,087.7	1,304.8	1,536.3	960.2	944.3	938.6	
Total Claimable	8,805.2	76,246.6	63,789.1	56,571.9	51,906.1	48,646.1	46,629.9	44,589.4	43,259.1	42,131.5	

First Year Claim **8,805**

Total Deductions after 1st 10 years \$ 482,575

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	
Depreciables by Diminishing Value	4,472.65	3,852.37	3,328.37	2,883.54	2,311.29	2,025.53	1,668.02	1,218.76	1,086.24	968.48	
Depreciables for Low Value Pool Assets (first year or part thereof)	887.97	554.98	346.86	216.79	497.54	310.96	1,225.38	765.86	478.66	299.16	
Total Claimable	41,141.4	40,188.2	39,456.1	38,881.2	38,589.6	38,117.3	38,374.2	37,765.4	37,345.7	37,048.5	

\$ 386,908

TAX DEPRECIATION SUMMARY REPORT Using Diminishing Value Method

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	Residual
Financial Year	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	
Depreciables by Diminishing Value	863.76	770.59	687.67	383.69	345.31	119.54	107.58	0.01	0.00	0.00	
Depreciables for Low Value Pool Assets (first year or part thereof)	166.98	116.86	73.04	785.50	490.94	1,023.95	639.97	763.02	476.89	298.05	
Total Claimable	36,831.6	36,668.3	36,541.5	36,950.0	36,617.1	36,924.3	36,528.4	36,543.8	36,257.7	36,078.9	

	31st Year	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year	Residual
Financial Year	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	35,780.8	
Depreciables by Diminishing Value											
Depreciables for Low Value Pool Assets (first year or part thereof)	186.284	116.427	72.767	45.479	28.425	17.765	11.103	6.940	4.337	2.711	4.52
Total Claimable	35,967.1	35,897.3	35,853.6	35,826.3	35,809.2	35,798.6	35,791.9	35,787.8	35,785.2	35,783.5	

Will R. Callaghan
WRC QUANTITY SURVEYING

16 October 2018

CALCULATION SHEET
Diminishing Value Method (Items over \$1,000)
Commercial Building
1/48 Flinders Pde. NORTH LAKES

Item	Financial Year	Est. Market Value	Rate (%)	4/365 1st Yr	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	Resid.								
Carpet		17,600	20	386	17561.4	35123	28096.8	11239.3	2247.9	8991.4	17983	7193.2	14386	5754.5	11509	4603.6	9207	3682.9	7366	2946.3	589.3	2357.1	
Freestanding Counter		2,125	15	315	2121.5	316.2	2705	1532.8	229.9	1302.9	1954	1107.4	166.1	941.3	T/F to LVP	4085.3	612.8	3472.5	520.9	2951.7	442.7	2508.9	
Freestanding Desk		10,850	15	178	10832.2	1624.8	13811	7826.2	1173.9	6652.3	997.8	5654.5	846.2	4806.3	720.9	4085.3	612.8	3472.5	520.9	2951.7	442.7	2508.9	
Floating flooring		2,500	13.32	316	2496.4	332.5	2882	1875.6	249.8	1623.8	216.6	1409.2	187.7	1221.5	T/F to LVP	1058.8	141.0	917.8	T/F to LVP	1004.4	200.9	803.5	
Artificial Grass		9,600	66.66	70.1	9529.9	6352.6	21180	1059.3	706.1	353.2	235.4	131	78.5	39.3	26.2	13.1	87	4.4	2.9	1.5	1.0	0.5	
Air Con (cassette)		6,000	20	132	5986.8	1197.4	957.9	3831.6	766.3	3065.3	613.1	2452.2	490.4	1961.8	392.4	1589.4	313.9	1255.5	251.1	1004.4	200.9	803.5	
Air Con (split)		3,000	20	66	2993.4	598.7	478.9	1915.8	383.2	1532.6	306.5	1226.1	245.2	980.9	T/F to LVP	1589.4	313.9	1255.5	251.1	1004.4	200.9	803.5	
Air Con (pkg'd)		23,000	13.32	336	22986.4	3059.1	26517	17255.6	2298.5	14957.2	1992.3	12964.9	1726.9	11238.0	1496.9	9741.1	1297.5	8443.6	1124.7	7318.9	974.9	6344.0	
Security System		2,405	40	105	2394.5	357.8	5747	862.0	344.8	517.2	206.9	310.3	124.1	186.2	74.5	111.7	44.7	67.0	26.8	40.2	16.1	24.1	
H.W.S. Install (excl pipes)		4,000	16.66	793	3992.7	665.2	5544	2773.1	462.0	2311.1	385.0	1926.1	320.9	1605.2	267.4	1337.8	222.9	1114.9	185.7	929.2	T/F to LVP	74.6	
Boardroom Light		7,440	40	326	7407.4	2663.0	1777.8	2666.7	1066.7	1600.0	640.0	960.0	364.0	576.0	230.4	345.6	138.2	207.4	82.9	124.4	49.8	74.6	
Grid Connect Solar		25,000	20	548	24945.2	4989.0	3991.2	15984.9	3193.0	12771.9	2554.4	10217.6	2043.5	8174.0	1634.8	6539.2	1307.8	5231.4	1046.3	4185.1	837.0	3348.1	
Employee Amenities																							
Kitchen Facilities (large)		15,000	10	164	14983.6	1498.4	1348.5	12136.7	1213.7	10923.0	1092.3	9830.7	983.1	8847.6	884.8	7962.9	796.3	7166.6	716.7	6449.9	645.0	5804.9	
Kitchen Facilities (small)		4,500	10	49	4495.1	449.5	4046	3641.0	364.1	3276.9	327.7	2949.2	294.9	2654.3	265.4	2388.9	238.9	2150.0	215.0	1935.0	193.5	1741.5	
Toilet & wash Facilities #1		12,000	10	132	11986.8	1198.7	10788.2	9709.3	970.9	8738.4	873.8	7864.6	786.5	7078.1	707.8	6370.3	637.0	5733.3	573.3	5159.9	516.0	4644.0	
Toilet & wash Facilities #2		12,000	10	132	11986.8	1198.7	10788.2	9709.3	970.9	8738.4	873.8	7864.6	786.5	7078.1	707.8	6370.3	637.0	5733.3	573.3	5159.9	516.0	4644.0	
Toilet & wash Facilities #3		10,000	10	110	9989.0	998.9	8990.1	8091.1	809.1	7282.0	728.2	6553.8	655.4	5898.4	589.8	5308.6	530.9	4777.7	477.8	4300.0	430.0	3870.0	
		167,920		350.9		3191.5	22663.9		17450.8		14037.6		11560.5		9312.7		7948.4		6534.0			5412.1	36165.1

16 October 2018

CALCULATION SHEET
Using Diminishing Value Method
Low Value Pool (Items less than \$1,000)
Commercial Building
1/46 Flinders Pde. NORTH LAKES

Claim for 1st year or part thereof
calculated @ 18.75% - Each year
thereafter calculated @ 37.5%

Item	Est. Market Value	1st Yr. 2017-2018	2nd Yr. 2018-2019	3rd Yr. 2019-2020	4th Yr. 2020-2021	5th Yr. 2021-2022	6th Yr. 2022-2023	7th Yr. 2023-2024	8th Yr. 2024-2025	9th Yr. 2024-2025	10th Yr. 2026-2027	Resid.
Financial Year												
Light Shades (similar)	20860	38739.8	16786.3	10491.4	3934.3	1336.8	2561.4	800.3	1000.5	234.5	146.6	244.3
Smoke Detectors (various)	2500	468.8	2031.3	1269.5	476.1	186.0	309.9	72.6	121.1	28.4	17.7	29.6
Blinds/Venetians	3915	734.1	3180.9	1988.1	745.5	291.2	488.4	113.8	189.6	44.4	27.8	46.3
Vinyl/Linoleum	990	185.6	804.4	502.7	188.5	73.6	122.7	28.8	47.9	11.2	7.0	11.7
Items Transferred from DVM or PCM when <\$1,000												
Carpet												
Freestanding Counter												
Freestanding Desk												
Floating flooring												
Air Con (cassette)												
Air Con (split)												
Air Con (pack'd)												
H.W.S. install (excl pipes)												
Grid Connect Solar												
Kitchen Facilities (large)												
Kitchen Facilities (small)												
Toilet & wash Facilities #1												
Toilet & wash Facilities #2												
Toilet & wash Facilities #3												
Items <\$300 claimable @ 100%												
Door Closers (various)	750	750.0	0.0									
Exhaust Fans (various)	900	900.0	0.0									
Fire Extinguishers (various)	600	600.0	0.0									
General Items	550	550.0	0.0									
Total	30,965	8062	8551.1	5344.4	3340.3	2087.7	1304.8	1536.3	960.2	944.3	938.6	2367.9

Will R. Callaghan
WRC QUANTITY SURVEYING

Item	cf	11th. Yr. 2027-2028	Resid.	12th. Yr. 2028-2029	Resid.	13th. Yr. 2029-2030	Resid.	14th. Yr. 2030-2031	Resid.	15th. Yr. 2031-2032	Resid.	16th. Yr. 2032-2033	Resid.	17th. Yr. 2033-2034	Resid.	18th. Yr. 2034-2035	Resid.	19th. Yr. 2035-2036	Resid.	20th. Yr. 2036-2037	Resid.	
Financial Year																						
Light Shades (similar)	244.3	91.6	152.7	57.3	95.4	35.8	59.6	22.4	37.3	14.0	23.3	8.7	14.6	5.5	14.6	3.4	5.7	2.1	3.6	1.3	2.2	
Smoke Detectors (various)	29.6	11.1	18.5	6.9	11.5	4.3	7.2	2.7	4.5	1.7	2.8	1.1	1.8	0.7	1.8	0.4	0.7	0.3	0.4	0.2	0.3	
Blinds/Venetians	46.3	17.4	28.9	10.8	18.1	6.8	11.3	4.2	7.1	2.6	4.4	1.7	2.8	1.0	2.8	0.6	1.1	0.4	0.7	0.3	0.4	
Vinyl/Linoleum	11.7	4.4	7.3	2.7	4.6	1.7	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	0.7	0.2	0.3	0.1	0.2	0.1	0.1	
Items Transferred from DVM or PCM when <\$1,000																						
Carpet									965.4	362.0	603.4	226.3	377.1	141.4	377.1	88.4	147.3	55.2	92.1	34.5	57.5	
Freestanding Counter	143.6	53.9	89.8	33.7	56.1	21.0	35.1	13.2	21.9	8.2	13.7	5.1	8.6	3.2	8.6	2.0	3.3	1.3	2.1	0.8	1.3	
Freestanding Desk																						
Floating flooring	358.5	134.4	224.1	84.0	140.0	52.5	87.5	32.8	54.7	20.5	34.2	12.8	21.4	8.0	21.4	5.0	8.3	3.1	5.2	2.0	3.3	
Air Con (cassette)	803.5	301.3	502.2	186.3	313.9	117.7	196.2	73.6	122.6	46.0	76.6	28.7	47.9	18.0	47.9	11.2	18.7	7.0	11.7	4.4	7.3	
Air Con (split)	149.7	56.1	93.5	35.1	58.5	21.9	36.5	13.7	22.8	8.6	14.3	5.4	8.9	3.3	8.9	2.1	3.5	1.3	2.2	0.8	1.4	
Air Con (pkg'd)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
H.W.S. Install (excl pipes)	580.7	217.8	363.0	136.1	226.8	85.1	141.8	53.2	88.6	33.2	55.4	20.8	34.6	13.0	34.6	8.1	13.5	5.1	8.5	3.2	5.3	
Grid Connect Solar													877.7	329.1	877.7	205.7	342.8	128.6	214.3	80.4	133.9	
Kitchen Facilities (large)																						
Kitchen Facilities (small)																						
Toilet & wash Facilities #1																						
Toilet & wash Facilities #2																						
Toilet & wash Facilities #3																						
Total	2367.9	888.0	555.0	346.9	216.8	487.5	311.0	1225.4	765.9	478.7	226.0	498.6	299.2	141.2	498.6	299.2	141.2	498.6	299.2	141.2	498.6	

Will R. Callaghan
WRC QUANTITY SURVEYING

Continued

Item	cif	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	Resid.
Financial Year												
Light Shades (similar)	2.22	0.83	1.39	0.52	0.87	0.33	0.08	0.13	0.05	0.02	0.03	0.02
Smoke Detectors (various)	0.27	0.10	0.17	0.06	0.11	0.04	0.01	0.02	0.01	0.00	0.00	0.00
Blinds/Venetians	0.42	0.16	0.26	0.10	0.16	0.06	0.02	0.03	0.01	0.00	0.01	0.00
Vinyl/Linoleum	0.11	0.04	0.07	0.02	0.04	0.02	0.00	0.01	0.00	0.00	0.00	0.00
Items Transferred from DVM or PCM when <\$1,000												
Carpet	57.55	21.58	35.97	13.49	22.48	8.43	2.06	3.43	1.29	0.80	0.31	0.52
Freestanding Counter	1.31	0.49	0.82	0.31	0.51	0.19	0.05	0.08	0.03	0.02	0.01	0.01
Freestanding Desk	144.38	54.14	90.24	33.84	56.40	21.15	5.16	8.61	3.23	5.38	2.10	1.31
Floating flooring	3.26	1.22	2.04	0.76	1.27	0.48	0.12	0.19	0.07	0.05	0.02	0.03
Air Con (casette)	7.31	2.74	4.57	1.71	2.85	1.07	0.26	0.44	0.16	0.27	0.11	0.07
Air Con (split)	1.36	0.51	0.85	0.32	0.53	0.20	0.05	0.08	0.03	0.05	0.02	0.01
Air Con (pkg d)												
H.W.S. Install (excl pipes)	5.28	1.98	3.30	1.24	2.06	0.77	0.19	0.31	0.12	0.20	0.08	0.05
Grid Connect Solar	133.92	50.22	83.70	31.39	52.31	19.62	4.79	7.98	2.99	4.99	1.87	1.22
Kitchen Facilities (large)												
Kitchen Facilities (small)												
Toilet & wash Facilities #1	141.22	52.96	88.26	33.10	55.16	20.69	5.05	8.42	3.16	5.26	2.06	1.28
Toilet & wash Facilities #2												
Toilet & wash Facilities #3												
Total	498.6	186.98	116.86	73.04	785.50	490.94	1023.95	639.97	763.02	476.89	298.05	496.76

Will R. Callaghan
WRC QUANTITY SURVEYING

Item	cif	31st Yr. 2047-2048	Resid.	32nd Yr. 2048-2049	Resid.	33rd Yr. 2049-2050	Resid.	34th Yr. 2050-2051	Resid.	35th Yr. 2051-2052	Resid.	36th Yr. 2052-2053	Resid.	37th Yr. 2053-2054	Resid.	38th Yr. 2054-2055	Resid.	39th Yr. 2055-2056	Resid.	40th Yr. 2056-2057	Resid.	
Financial Year																						
Light Shades (similar)	0.02	0.01	0.01	0.00	0.01	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	0.00	0.00	0.00	0.00
Smoke Detectors (various)	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blinds/Venietians	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vinyl/Linoleum	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items Transferred from DVM or PCM when <\$1,000																						
Carpet	0.52	0.20	0.33	0.12	0.20	0.08	0.13	0.05	0.08	0.03	0.05	0.02	0.02	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00
Freestanding Counter	0.01	0.00	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00
Freestanding Desk	1.31	0.49	0.82	0.31	0.51	0.19	0.32	0.12	0.20	0.08	0.13	0.05	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.01
Floating flooring	0.03	0.01	0.02	0.01	0.01	0.00	0.01	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	0.00	0.00
Air Con (cassette)	0.07	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Air Con (split)	0.01	0.00	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00
Air Con (pkg/d)	36.85	13.82	23.03	8.64	14.40	5.40	9.00	3.37	5.62	2.11	3.51	1.32	2.20	0.82	1.37	0.51	0.86	0.32	0.54	0.20	0.34	0.34
H.W.S. Install (excl pipes)	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	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
Grid Connect Solar	1.22	0.46	0.76	0.29	0.48	0.18	0.30	0.11	0.19	0.07	0.12	0.04	0.07	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.01
Kitchen Facilities (large)	236.35	88.63	147.72	55.40	92.33	34.62	57.70	21.64	36.06	13.52	22.54	8.45	14.09	5.28	8.80	3.30	5.50	2.06	3.44	1.29	2.15	2.15
Kitchen Facilities (small)	1.28	0.48	0.80	0.30	0.50	0.19	0.31	0.12	0.20	0.07	0.12	0.05	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.01
Toilet & wash Facilities #1	91.19	34.19	56.99	21.37	35.62	13.36	22.26	8.35	13.91	5.22	8.70	3.26	5.44	2.04	3.40	1.27	2.12	0.80	1.33	0.50	0.83	0.83
Toilet & wash Facilities #2	91.19	34.19	56.99	21.37	35.62	13.36	22.26	8.35	13.91	5.22	8.70	3.26	5.44	2.04	3.40	1.27	2.12	0.80	1.33	0.50	0.83	0.83
Toilet & wash Facilities #3	36.65	13.74	22.90	8.59	14.31	5.37	8.95	3.35	5.59	2.10	3.49	1.31	2.18	0.82	1.37	0.51	0.85	0.32	0.53	0.20	0.33	0.33
Total	496.76	186.28	316.43	116.43	202.77	72.77	146.43	45.48	100.48	28.42	47.77	17.77	31.10	11.10	19.94	6.94	14.34	4.34	8.53	2.71	4.52	4.52

- Tax Depreciation Schedules
- Insurance Replacement Valuations
- Sinking Fund Forecasts
- Progress Payment Reporting
- Estimating

ABN: 33 557 420 930
A.I.Q.S. #11091
T.P.B. # 204 628 507

TAX DEPRECIATION SCHEDULE

Investment Property Address:

2/48 FLINDERS PDE. NORTH LAKES

COMMERCIAL PROPERTY

Prepared For:

CM (F) PROPERTY INVESTMENTS

atf: It Could Mean Divorce LRBA Trust (LRBA For CM Superannuation Fund)

Prepared By:

William Callaghan A.A.I.Q.S.

Dated:

14 June 2022

Date First Offered For Rent

18 February 2020

134 Days in first year



Tax agent
24628507

549 Grieve Rd. ROCHEDALE	Post
07 3341 3954	Phone
0422 401 509	Mobile
07 3341 3954	Fax
info@wrcqs.com.au	Email
www.wrcqs.com.au	Web

This report explained:

This report has been prepared to provide an independent review of the Tax Depreciation entitlements available to the owner of the investment property, under The Income Tax Assessment Act 1997.

Exclusions from Calculations:

Developer Profits & Overheads	Soft Landscaping
Stamp Duty	Land Price & Associated Costs
Legal Fees	Plant & Article owned by tenant
Conveyancing Costs	Bulk Earthworks & Leveling
Site Clearance	Demolition of Existing Structures

Inclusions for Calculations:

Preliminaries	Contingencies
Builders Margin	Professional Fees
Plant & Articles owned by Landlord	Renovation works (after Sept. 1987)

Valuation Methods Adopted:

The valuations within this report are based on the ATO allowances and in accordance with the Income Tax Assessment Act 1997.

Disclaimer:

This report has been prepared for the exclusive use of the parties named within this report. WRC Quantity Surveying does not accept any contractual, tortious or other form of liability for any consequences that may arise from any other person acting upon or using this valuation.

Where available, the QS has relied upon information provided by the property owner.

Need Clarification?

Get in touch with us info@wrcqs.com.au

I trust that the above information is satisfactory but should you require additional information please do not hesitate to contact me.

Yours faithfully

W.R. Callaghan

William Callaghan

Tax Agent No. 24 628 507

A.A.I.Q.S. #11091



Tax agent
24828507

DIMINISHING VALUE METHOD SUMMARY PAGE USED.

		Tax Refund based on ATO Tax Brackets			
	Tax deductible Amount		Tax Rate		Tax Rate
	see summary page		32.50%		37%
					47%
First Year (part)	\$ 2,185.96	\$ 710.44	\$ 808.80	\$ 1,027.40	
First 10 Years	\$ 194,415.16	\$ 63,184.93	\$ 71,933.61	\$ 91,375.13	
First 20 Years	\$ 341,845.49	\$ 111,099.78	\$ 126,482.83	\$ 160,667.38	

NOTE: Forecast tax refunds may vary due to tax bracket creep, changes in taxation laws, sale of your investment property and so on.

PRIME COST METHOD SUMMARY PAGE USED.

		Tax Refund based on ATO Tax Brackets			
	Tax deductible Amount		Tax Rate		Tax Rate
	see summary page		32.50%		37%
					47%
First Year (part)	\$ 2,094.18	\$ 680.61	\$ 774.85	\$ 984.26	
First 10 Years	\$ 179,578.62	\$ 58,363.05	\$ 66,444.09	\$ 84,401.95	
First 20 Years	\$ 344,452.86	\$ 111,947.18	\$ 127,447.56	\$ 161,892.84	

NOTE: Forecast tax refunds may vary due to tax bracket creep, changes in taxation laws, sale of your investment property and so on.

Note: these tax rates may not apply to company owned properties

**TAX DEPRECIATION SUMMARY REPORT
Using Diminishing Value Method**

2/48 Flinders Pde. NORTH LAKES

This property was first available for rent on: **18 February 2020**
The actual amounts claimable for the first part year & the following 39 years have been
Calculated below for your convenience

ACTUAL AMOUNTS CLAIMABLE

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	1,927.4	5,250.0	5,892.5	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	
Depreciables by Diminishing Value	183.6	454.1	1,948.1	16,728.8	13,510.9	11,196.8	9,356.5	7,710.4	6,528.8	5,553.2	
Depreciables for Low Value Pool Assets (first year or part thereof)	75.0	121.9	6,757.4	6,354.6	4,115.3	2,715.8	1,697.4	1,211.5	907.8	567.4	
Total Claimable	2,186.0	5,826	14,598	35,033	29,576	25,863	23,004	20,872	19,387	18,071	

First Year Claim **\$2,186**

Total Deductions in 1st 10 years **\$194,415**

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	
Depreciables by Diminishing Value	4,598.89	3,939.80	3,384.82	2,756.42	2,384.35	2,066.92	1,795.26	1,562.15	1,195.98	1,056.22	
Depreciables for Low Value Pool Assets (first year or part thereof)	532.36	510.45	319.03	378.33	415.39	259.62	162.26	101.41	218.68	291.97	
Total Claimable	17,081	16,400	15,654	15,085	14,750	14,277	13,908	13,614	13,365	13,298	

\$147,430

**TAX DEPRECIATION SUMMARY REPORT
Using Diminishing Value Method**

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	Residual
Financial Year	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	
Depreciables by Diminishing Value	793.39	706.28	535.28	475.95	292.64	263.36	237.02	118.51	106.66	0.00	
Depreciables for Low Value Pool Assets (first year or part thereof)	357.43	398.35	424.57	440.95	459.57	471.20	294.50	361.82	403.89	432.41	
Total Claimable	13,100.8	13,054.6	12,909.8	12,866.9	12,702.2	12,684.6	12,481.5	12,430.3	12,460.5	12,382.4	

\$127,074

	31st Year	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year	Residual
Financial Year	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	12,266.8	6,700.0	
Depreciables by Diminishing Value	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	450.229	281.393	175.871	109.919	68.699	42.937	26.836	16.772	10.483	6.552	10.92
Total Claimable	12,400.2	12,231.4	12,125.9	12,059.9	12,018.7	11,992.9	11,976.8	11,966.8	12,277.3	6,706.6	

\$115,757

TAX DEPRECIATION SUMMARY REPORT
Using Prime Cost Method

2/48 Flinders Pde. NORTH LAKES

This property was first available for rent on: **18 February 2020**
 The actual amounts claimable for the first part year & the following 39 years have been
 Calculated below for your convenience

ACTUAL AMOUNTS CLAIMABLE

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
	134 Days										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	1,927.4	5,250.0	5,892.5	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	
Depreciables by Prime Cost	91.8	250.0	1,053.7	8,631.8	8,631.8	8,631.8	8,631.8	8,545.5	7,640.0	7,481.8	
Depreciables for Low Value Pool Assets (first year or part thereof)	75.0	121.9	6,757.42	6,354.64	3,971.65	2,482.28	1,551.43	969.64	606.03	378.77	
Total Claimable	2,094.2	5,622	13,704	26,936	24,553.4	23,064.1	22,133.2	21,465.1	20,196.0	19,810.6	

First Year Claim **\$2,094**

Total Deductions in 1st 10 years **\$179,579**

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	-
Depreciables by Prime Cost	7,481.8	7,481.80	7,232.48	4,881.80	4,836.27	4,382.00	3,352.55	1,700.00	1,700.00	1,700.00	4,937.0
Depreciables for Low Value Pool Assets (first year or part thereof)	236.73	147.96	92.47	57.80	36.12	22.58	14.11	8.82	5.51	3.44	5.74
Total Claimable	19,668.5	19,579.8	19,275.0	16,889.6	16,822.4	16,354.6	15,316.7	13,658.8	13,655.5	13,653.4	

\$164,874

TAX DEPRECIATION SUMMARY REPORT
Using Prime Cost Method

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	Residual
Financial Year	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	-
Depreciables by Prime Cost	1,700.00	1,700.00	1,536.99	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	2.15	1.35	0.84	0.53	0.33	0.21	0.13	0.08	0.05	0.03	0.05
Total Claimable	13,652.2	13,651.3	13,487.8	11,950.5	11,950.3	11,950.2	11,950.1	11,950.1	11,950.1	11,950.0	

\$124,443

	31st Year	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year	Residual
Financial Year	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	12,266.8	6,700.0	-
Depreciables by Prime Cost	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	0.020	0.012	0.008	0.005	0.003	0.002	0.001	0.001	0.000	0.000	0.000
Total Claimable	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	12,266.8	6,700.0	

\$114,567

Building Allowance (Division 43 Items)

WRC Quantity Surveying

2/48 Flinders Pde. NORTH LAKES

		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year
Opening Value	2.50%	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Construction Commencement: August 2017 Construction Completion: June 2018		134 Days								
Construction Cost (reduced by original plant & equipment)	210,000	5,250	1,927.4	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0
Capital works carried out after 1st rented date Internal fitout to warehouse space to create office space - complete 27/5/22	268,000	6,700		642.5	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0
Estimated total eligible for building allowance calculation	478,000									
Claimable Building Allowance @ 2.5%	11,950	11,950	1,927.4	5,250.0	5,892.5	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0

10th Year	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year
2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039
Construction Commencement: August 2017 Construction Completion: June 2018										
Construction Cost (reduced by original plant & equipment)	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0
Capital works carried out after 1st rented date Internal fitout to warehouse space to create office space - complete 27/5/22	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0
Claimable Building Allowance @ 2.5%	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0

Building Allowance (Division 43 Items)

WRC Quantity Surveying

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	31st Year
	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050
Construction Commencement: August 2017 Construction Completion: June 2018											
Construction Cost (reduced by original plant & equipment)	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0
Capital works carried out after 1st rented date Internal fitout to warehouse space to create office space - complete 27/5/22	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0
Claimable Building Allowance @ 2.5%	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0

	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year
	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059
Construction Commencement: August 2017 Construction Completion: June 2018									
Construction Cost (reduced by original plant & equipment)	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,250.0	5,566.8	-
Capital works carried out after 1st rented date Internal fitout to warehouse space to create office space - complete 27/5/22	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0	6,700.0
Claimable Building Allowance @ 2.5%	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	11,950.0	12,266.8	6,700.0

T/F to LVP = transferred to low Value Pool

CALCULATION SHEET
Diminishing Value Method (items over \$1,000)
2/48 Flinders Pde. NORTH LAKES

Item	Est. Market Value	Rate (%)	134 Days 1st Yr	Resid.	2nd Yr	Resid.	3rd Yr	Resid.	4th Yr	Resid.	5th Yr	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.
Financial Year			2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029	
Roller Door Motor	2,000	25	183.6	1816.4	454.1	1362.3	340.6	1021.7	255.4	766.3	T/F to LVP											
Added Items after 1st rented date			<i>all items added 27 May 2022 (35/365)</i>																			
Carpet	24,000	20					460.3	23539.7	4707.9	18831.8	3766.4	15065.4	3013.1	12052.3	2410.5	9641.9	1928.4	7713.5	1542.7	6170.8	1234.2	4936.6
Freestanding Counter	3,000	15					43.2	2956.8	443.5	2513.3	377.0	2136.3	320.4	1815.9	272.4	1543.5	231.5	1312.0	196.8	1115.2	167.3	947.9
Freestanding Desks	15,000	15					215.8	14784.2	2217.6	12566.6	1885.0	10681.6	1602.2	9079.4	1361.9	7717.5	1157.6	6559.8	984.0	5575.9	836.4	4739.5
Air Con (split)	2,000	20					38.4	1961.6	392.3	1569.3	313.9	1255.5	251.1	1004.4	200.9	803.5	T/F to LVP					
Air Con (pckg'd)	20,000	13.32					255.5	19744.5	2630.0	17114.6	2279.7	14834.9	1976.0	12858.9	1712.8	11146.1	1484.7	9661.4	1286.9	8374.5	1115.5	7259.0
Security System	2,500	40					95.9	2404.1	961.6	1442.5	577.0	865.5	346.2	519.3	207.7	311.6	124.6	186.9	74.8	112.2	44.9	67.3
H.W.S. Install (excl pipes)	6,000	16.66					95.9	5904.1	983.6	4920.5	819.8	4100.8	683.2	3417.6	569.4	2848.2	474.5	2373.7	395.5	1978.2	329.6	1648.7
Boardroom Light	2,000	40					76.7	1923.3	769.3	1154.0	461.6	692.4	277.0	415.4	166.2	249.3	99.7	149.6	59.8	89.7	35.9	53.8
Employee Amenities																						
Kitchen Facilities (large)	15,000	10					143.8	14856.2	1485.6	13370.5	1337.1	12033.5	1203.3	10830.1	1083.0	9747.1	974.7	8772.4	877.2	7895.2	789.5	7105.7
Toilet & wash Facilities #1	12,000	10					115.1	11884.9	1188.5	10696.4	1069.6	9626.8	962.7	8664.1	866.4	7797.7	779.8	7017.9	701.8	6316.1	631.6	5684.5
Toilet & wash Facilities #2	7,000	10					67.1	6932.9	693.3	6239.6	624.0	5615.6	561.6	5054.1	505.4	4548.7	454.9	4093.8	409.4	3684.4	368.4	3316.0
	110,500		184		454		1948.1		16728.8		13510.9		11196.8		9356.5		7710.4		6528.8		5553.2	35759.0

Item	Residual Balance	Rate (%)	11th Yr	Resid.	12th Yr	Resid.	13th Yr	Resid.	14th Yr	Resid.	15th Yr	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.
Financial Year			2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039	
Added Items after 1st rented date																						
Carpet	4,936.64	20	987.33	3949.3	789.9	3159.4	631.9	2527.6	505.5	2022.0	404.4	1617.6	323.5	1294.1	258.8	1035.3	207.1	828.2	T/F to LVP			
Freestanding Counter	947.90	15	T/F to LVP																			
Freestanding Desks	4,739.49	15	710.92	4028.6	604.3	3424.3	513.6	2910.6	436.6	2474.0	371.1	2102.9	315.4	1787.5	268.1	1519.4	227.9	1291.5	193.7	1097.7	164.7	933.1
Air Con (pckg'd)	7,259.05	13.32	966.90	6292.1	838.1	5454.0	726.5	4727.6	629.7	4097.8	545.8	3552.0	473.1	3078.9	410.1	2668.8	355.5	2313.3	308.1	2005.2	267.1	1738.1
Security System	67.30	40	26.92	40.4	16.2	24.2	9.7	14.5	5.8	8.7	3.5	5.2	2.1	3.1	1.3	1.9	0.8	1.1	0.5	0.7	0.3	0.4
H.W.S. Install (excl pipes)	1,648.66	16.66	274.67	1374.0	228.9	1145.1	190.8	954.3	T/F to LVP													
Boardroom Light	53.84	40	21.54	32.3	12.9	19.4	7.8	11.6	4.7	7.0	2.8	4.2	1.7	2.5	1.0	1.5	0.6	0.9	0.4	0.5	0.2	0.3
Employee Amenities																						
Kitchen Facilities (large)	7,105.66	10	710.57	6395.1	639.5	5755.6	575.6	5180.0	518.0	4662.0	466.2	4195.8	419.6	3776.2	377.6	3398.6	339.9	3058.8	305.9	2752.9	275.3	2477.6
Toilet & wash Facilities #1	5,684.53	10	568.45	5116.1	511.6	4604.5	460.4	4144.0	414.4	3729.6	373.0	3356.7	335.7	3021.0	302.1	2718.9	271.9	2447.0	244.7	2202.3	220.2	1982.1
Toilet & wash Facilities #2	3,315.97	10	331.60	2984.4	298.4	2685.9	268.6	2417.3	241.7	2175.6	217.6	1958.0	195.8	1762.2	176.2	1586.0	158.6	1427.4	142.7	1284.7	128.5	1156.2
	35,759.0		4598.89		3939.80		3384.82		2756.42		2384.35		2066.92		1795.26		1562.15		1195.98		1056.22	8287.8

WRC Quantity Surveying

Item	Residual Balance	Rate (%)	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.
Financial Year			2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049	
Toilet & wash Facilities #2																						
Added Items after 1st rented date																						
Freestanding Desks	933.08	15	T/F to LVP																			
Air Con (pckg'd)	1,738.08	13.32	231.51	1506.6	200.7	1305.9	173.9	1131.9	150.8	981.2	T/F to LVP											
Security System	0.41	40	0.16	0.2	0.1	0.1	0.1	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Boardroom Light	0.33	40	0.13	0.2	0.1	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Employee Amenities																						
Kitchen Facilities (large)	2,477.59	10	247.76	2229.8	223.0	2006.8	200.7	1806.2	180.6	1625.5	162.6	1463.0	146.3	1316.7	131.7	1185.0	118.5	1066.5	106.7	959.9	T/F to LVP	
Toilet & wash Facilities #1	1,982.07	10	198.21	1783.9	178.4	1605.5	160.5	1444.9	144.5	1300.4	130.0	1170.4	117.0	1053.4	105.3	948.0	T/F to LVP					
Toilet & wash Facilities #2	1,156.21	10	115.62	1040.6	104.1	936.5	T/F to LVP															
	8,287.76		793.39		706.28		535.28		475.95		292.64		263.36		237.02		118.51		106.66		0.00	0.0

Item	Residual Balance	Rate (%)	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.
Financial Year			2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059	
NOT/APPLICABLE																						
	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00	0.00

CALCULATION SHEET
Prime Cost Method (items over \$1,000)
2/48 Flinders Pde. NORTH LAKES

Item	Est. Market Value	Rate (%)	134 Days 1st Yr	Resid.	2nd Yr	Resid.	3rd Yr	Resid.	4th Yr	Resid.	5th Yr	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.	
Financial Year			2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		
Roller Door Motor	2,000	12.5	91.8	1908.2	250.0	1658.2	250.0	1408.2	250.0	1158.2	250.0	908.2	250.0	658.2	250.0	408.2	250.0	158.2	158.2	0.0			
Added Items after 1st rented date			<i>all items added 27 May 2022 (35/365)</i>																				
Carpet	24,000	10					230.1	23769.9	2400.0	21369.9	2400.0	18969.9	2400.0	16569.9	2400.0	14169.9	2400.0	11769.9	2400.0	9369.9	2400.0	6969.9	
Freestanding Counter	3,000	7.5					21.6	2978.4	225.0	2753.4	225.0	2528.4	225.0	2303.4	225.0	2078.4	225.0	1853.4	225.0	1628.4	225.0	1403.4	
Freestanding Desks	15,000	7.5					107.9	14892.1	1125.0	13767.1	1125.0	12642.1	1125.0	11517.1	1125.0	10392.1	1125.0	9267.1	1125.0	8142.1	1125.0	7017.1	
Air Con (split)	2,000	10					19.2	1980.8	200.0	1780.8	200.0	1580.8	200.0	1380.8	200.0	1180.8	200.0	980.8	200.0	780.8	200.0	580.8	
Air Con (pckg'd)	20,000	6.66					127.7	19872.3	1332.0	18540.3	1332.0	17208.3	1332.0	15876.3	1332.0	14544.3	1332.0	13212.3	1332.0	11880.3	1332.0	10548.3	
Security System	2,500	20					47.9	2452.1	500.0	1952.1	500.0	1452.1	500.0	952.1	500.0	452.1	452.1	0.0					
H.W.S. Install (excl pipes)	6,000	8.33					47.9	5952.1	499.8	5452.3	499.8	4952.5	499.8	4452.7	499.8	3952.9	499.8	3453.1	499.8	2953.3	499.8	2453.5	
Boardroom Light	2,000	20					38.4	1961.6	400.0	1561.6	400.0	1161.6	400.0	761.6	400.0	361.6	361.6	0.0					
Employee Amenities																							
Kitchen Facilities (large)	15,000	5					71.9	14928.1	750.0	14178.1	750.0	13428.1	750.0	12678.1	750.0	11928.1	750.0	11178.1	750.0	10428.1	750.0	9678.1	
Toilet & wash Facilities #1	12,000	5					57.5	11942.5	600.0	11342.5	600.0	10742.5	600.0	10142.5	600.0	9542.5	600.0	8942.5	600.0	8342.5	600.0	7742.5	
Toilet & wash Facilities #2	7,000	5					33.6	6966.4	350.0	6616.4	350.0	6266.4	350.0	5916.4	350.0	5566.4	350.0	5216.4	350.0	4866.4	350.0	4516.4	
	110,500		91.8		250.0		1053.7		8631.8		8631.8		8631.8		8631.8		8545.5		7640.0		7481.8		50910

Item	Residual Balance	Rate (%)	11th Yr	Resid.	12th Yr	Resid.	13th Yr	Resid.	14th Yr	Resid.	15th Yr	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.	
Financial Year			2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		
Roller Door Motor	0.0	12.5	0.0	0.0																			
Added Items after 1st rented date																							
Carpet	6,969.9	10	2400.0	4569.9	2400.0	2169.9	2169.9	0.0															
Freestanding Counter	1,403.4	7.5	225.0	1178.4	225.0	953.4	225.0	728.4	225.0	503.4	225.0	278.4	225.0	53.4	53.4	0.0							
Freestanding Desks	7,017.1	7.5	1125.0	5892.1	1125.0	4767.1	1125.0	3642.1	1125.0	2517.1	1125.0	1392.1	1125.0	267.1	267.1	0.0							
Air Con (split)	580.8	10	200.0	380.8	200.0	180.8	180.8	0.0															
Air Con (pckg'd)	10,548.3	6.66	1332.0	9216.3	1332.0	7884.3	1332.0	6552.3	1332.0	5220.3	1332.0	3888.3	1332.0	2556.3	1332.0	1224.3							
H.W.S. Install (excl pipes)	2,453.5	8.33	499.8	1953.7	499.8	1453.9	499.8	954.1	499.8	454.3	454.3	0.0											
Employee Amenities																							
Kitchen Facilities (large)	9,678.1	5	750.0	8928.1	750.0	8178.1	750.0	7428.1	750.0	6678.1	750.0	5928.1	750.0	5178.1	750.0	4428.1	750.0	3678.1	750.0	2928.1	750.0	2178.1	
Toilet & wash Facilities #1	7,742.5	5	600.0	7142.5	600.0	6542.5	600.0	5942.5	600.0	5342.5	600.0	4742.5	600.0	4142.5	600.0	3542.5	600.0	2942.5	600.0	2342.5	600.0	1742.5	
Toilet & wash Facilities #2	4,516.4	5	350.0	4166.4	350.0	3816.4	350.0	3466.4	350.0	3116.4	350.0	2766.4	350.0	2416.4	350.0	2066.4	350.0	1716.4	350.0	1366.4	350.0	1016.4	
	50,910.0		7481.8		7481.8		7232.5		4881.8		4836.3		4382.0		3352.5		1700		1700		1700		4937

WRC Quantity Surveying

Item	Residual Balance	Rate (%)	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.
Financial Year			2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049	
Added Items after 1st rented date																						
Employee Amenities																						
Kitchen Facilities (large)	2178.1	5	750.0	1428.1	750.0	678.1	678.1	0.0														
Toilet & wash Facilities #1	1742.5	5	600.0	1142.5	600.0	542.5	542.5	0.0														
Toilet & wash Facilities #2	1016.4	5	350.0	666.4	350.0	316.4	316.4	0.0														
	4,937		1700.0		1700.0		1537.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0

Item	Residual Balance	Rate (%)	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.
Financial Year			2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059	
not applicable																						
	0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0		0		0	0

Claim for 1st year or part thereof
calculated @ 18.75% - Each year
thereafter calculated @ 37.5%

CALCULATION SHEET
Using Prime Cost Value Method
Low Value Pool (items less than \$1,000)
2/48 Flinders Pde. NORTH LAKES

Item	Est. Market Value	1st Yr.	Resid.	2nd Yr.	Resid.	3rd Yr.	Resid.	4th Yr.	Resid.	5th Yr.	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.
Financial Year		2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029										
Light Shades	400	75.0	325	122	203	76	127	47.6	79.3	29.8	49.6	18.6	31.0	11.6	19.4	7.3	12.1	4.5	7.6	2.8	4.7
Items added after first rented date																					
Light Shades (similar)	16000					3000	13000	4875.0	8125.0	3046.9	5078.1	1904.3	3173.8	1190.2	1983.6	743.9	1239.8	464.9	774.9	290.6	484.3
Smoke Detectors (various)	2500					469	2031	761.7	1269.5	476.1	793.5	297.5	495.9	186.0	309.9	116.2	193.7	72.6	121.1	45.4	75.7
Blinds/Venetians	2200					413	1788	670.3	1117.2	418.9	698.2	261.8	436.4	163.7	272.8	102.3	170.5	63.9	106.5	40.0	66.6
Items Transferred from DVM or PCM when <\$1,000																					
n/a																					
Items <\$300 claimable @ 100%																					
Door Closers (various)	750					750	0														
Exhaust Fans (various)	900					900	0														
Fire Extinguishers (various)	600					600	0														
General items	550					550.0	0														
Total	23,900	75	122	6757.4	6354.6	3971.6	2482.3	1551.4	969.6	606.0	378.8	631.3									

Item	C/F	11th Yr	Resid.	12th Yr	Resid.	13th Yr	Resid.	14th Yr	Resid.	15th Yr	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.
Financial Year		2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039										
Light Shades	4.7	1.8	3.0	1.1	1.8	0.7	1.2	0.4	0.7	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Items added after first rented date																					
Light Shades (similar)	484.3	181.6	302.7	113.5	189.2	70.9	118.2	44.3	73.9	27.7	46.2	17.3	28.9	10.8	18.0	6.8	11.3	4.2	7.0	2.6	4.4
Smoke Detectors (various)	75.7	28.4	47.3	17.7	29.6	11.1	18.5	6.9	11.5	4.3	7.2	2.7	4.5	1.7	2.8	1.1	1.8	0.7	1.1	0.4	0.7
Blinds/Venetians	66.6	25.0	41.6	15.6	26.0	9.8	16.3	6.1	10.2	3.8	6.4	2.4	4.0	1.5	2.5	0.9	1.6	0.6	1.0	0.4	0.6
Total	631.3	236.7	148.0	92.5	57.8	36.1	22.6	14.1	8.8	5.5	3.44	5.7									

Item	C/F	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.
Financial Year		2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049										
Light Shades	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items added after first rented date																					
Light Shades (similar)	4.40	1.65	2.75	1.03	1.72	0.65	1.08	0.40	0.67	0.25	0.42	0.16	0.26	0.10	0.16	0.06	0.10	0.04	0.06	0.02	0.04
Smoke Detectors (various)	0.69	0.26	0.43	0.16	0.27	0.10	0.17	0.06	0.11	0.04	0.07	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01
Blinds/Venetians	0.61	0.23	0.38	0.14	0.24	0.09	0.15	0.06	0.09	0.03	0.06	0.02	0.04	0.01	0.02	0.01	0.01	0.01	0.00	0.00	0.01
Total	5.7	2.15	1.35	0.84	0.53	0.33	0.21	0.13	0.08	0.05	0.03	0.05									

Item	C/F	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.
Financial Year		2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059										
Light Shades	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items added after first rented date																					
Light Shades (similar)	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Smoke Detectors (various)	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blinds/Venetians	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.05	0.02	0.01	0.01	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	0.00	0.00	0.00	0.00

**CALCULATION SHEET
Using Diminishing Value Method
Low Value Pool (items less than \$1,000)
2/48 Flinders Pde. NORTH LAKES**

Claim for 1st year or part thereof
calculated @ 18.75% - Each year
thereafter calculated @ 37.5%

Item	Est. Market Value	1st. Yr.	Resid.	2nd. Yr.	Resid.	3rd. Yr.	Resid.	4th. Yr.	Resid.	5th. Yr.	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.
Financial Year		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029	
Light Shades	400	75.0	325	122	203	76	127	47.6	79.3	29.8	49.6	18.6	31.0	11.6	19.4	7.3	12.1	4.5	7.6	2.8	4.7
Items added after first rented date																					
Light Shades (similar)	16000					3000	13000	4875.0	8125.0	3046.9	5078.1	1904.3	3173.8	1190.2	1983.6	743.9	1239.8	464.9	774.9	290.6	484.3
Smoke Detectors (various)	2500					469	2031	761.7	1269.5	476.1	793.5	297.5	495.9	186.0	309.9	116.2	193.7	72.6	121.1	45.4	75.7
Blinds/Venetians	2200					413	1788	670.3	1117.2	418.9	698.2	261.8	436.4	163.7	272.8	102.3	170.5	63.9	106.5	40.0	66.6
Items Transferred from DVM or PCM when <\$1,000																					
Roller Door Motor								766.3	143.7	622.6	233.5	389.1	145.9	243.2	91.2	152.0	57.0	95.0	35.6	59.4	
Carpet																					947.9
Freestanding Counter																					
Freestanding Desks																					
Air Con (split)														803.5	150.7	652.8	244.8	408.0	153.0	255.0	
Air Con (pckg'd)																					
H.W.S. Install (excl pipes)																					
Employee Amenities																					
Kitchen Facilities (large)																					
Toilet & wash Facilities #1																					
Toilet & wash Facilities #2																					
Items <\$300 claimable @ 100%																					
Door Closers (various)	750					750	0														
Exhaust Fans (various)	900					900	0														
Fire Extinguishers (various)	600					600	0														
General items	550					550	0														
Total	23,900	75		122		6757.4		6354.6		4115.3		2715.8		1697.4		1211.5		907.8		567.4	1893.6

Item	C/F	11th. Yr	Resid.	12th. Yr	Resid.	13th. Yr	Resid.	14th. Yr	Resid.	15th. Yr	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.
Financial Year		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039	
Light Shades	4.7	1.8	3.0	1.1	1.8	0.7	1.2	0.4	0.7	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Items added after first rented date																					
Light Shades (similar)	484.3	181.6	302.7	113.5	189.2	70.9	118.2	44.3	73.9	27.7	46.2	17.3	28.9	10.8	18.0	6.8	11.3	4.2	7.0	2.6	4.4
Smoke Detectors (various)	75.7	28.4	47.3	17.7	29.6	11.1	18.5	6.9	11.5	4.3	7.2	2.7	4.5	1.7	2.8	1.1	1.8	0.7	1.1	0.4	0.7
Blinds/Venetians	66.6	25.0	41.6	15.6	26.0	9.8	16.3	6.1	10.2	3.8	6.4	2.4	4.0	1.5	2.5	0.9	1.6	0.6	1.0	0.4	0.6
Items Transferred from DVM or PCM when <\$1,000																					
Roller Door Motor	59.4	22.3	37.1	13.9	23.2	8.7	14.5	5.4	9.1	3.4	5.7	2.1	3.5	1.3	2.2	0.8	1.4	0.5	0.9	0.3	0.5
Carpet	947.9	177.7	770.2	288.8	481.4	180.5	300.8	112.8	188.0	70.5	117.5	44.1	73.4	27.5	45.9	17.2	28.7	10.8	17.9	6.7	11.2
Freestanding Counter																					
Freestanding Desks																					933.1
Air Con (split)	255.0	95.6	159.4	59.8	99.6	37.4	62.3	23.3	38.9	14.6	24.3	9.1	15.2	5.7	9.5	3.6	5.9	2.2	3.7	1.4	2.3
Air Con (pckg'd)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
H.W.S. Install (excl pipes)							954.3	178.9	775.4	290.8	484.6	181.7	302.9	113.6	189.3	71.0	118.3	44.4	73.9	27.7	46.2
Employee Amenities																					
Kitchen Facilities (large)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Toilet & wash Facilities #1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Toilet & wash Facilities #2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1893.6	532.4		510.5		319.0		378.3		415.4		259.6		162.3		101.4		218.7		292.0	1419.7

Item	C/F	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.	
Financial Year		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		
Light Shades	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Items added after first rented date	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Light Shades (similar)	4.40	1.65	2.75	1.03	1.72	0.65	1.08	0.40	0.67	0.25	0.42	0.16	0.26	0.10	0.16	0.06	0.10	0.04	0.06	0.02	0.04	
Smoke Detectors (various)	0.69	0.26	0.43	0.16	0.27	0.10	0.17	0.06	0.11	0.04	0.07	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	
Blinds/Venetians	0.61	0.23	0.38	0.14	0.24	0.09	0.15	0.06	0.09	0.03	0.06	0.02	0.04	0.01	0.02	0.01	0.01	0.01	0.01	0.00	0.01	
Items Transferred from DVM or PCM when <\$1,000																						
Roller Door Motor	0.54	0.20	0.34	0.13	0.21	0.08	0.13	0.05	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	
Carpet	420.59	157.72	262.87	98.57	164.29	61.61	102.68	38.51	64.18	24.07	40.11	15.04	25.07	9.40	15.67	5.88	9.79	3.67	6.12	2.30	3.83	
Freestanding Counter	11.21	4.20	7.00	2.63	4.38	1.64	2.74	1.03	1.71	0.64	1.07	0.40	0.67	0.25	0.42	0.16	0.26	0.10	0.16	0.06	0.10	
Freestanding Desks	933.08	174.95	758.13	284.30	473.83	177.69	296.14	111.05	185.09	69.41	115.68	43.38	72.30	27.11	45.19	16.95	28.24	10.59	17.65	6.62	11.03	
Air Con (split)	2.32	0.87	1.45	0.54	0.91	0.34	0.57	0.21	0.35	0.13	0.22	0.08	0.14	0.05	0.09	0.03	0.05	0.02	0.03	0.01	0.02	
Air Con (pckg'd)								981.17	183.97	797.20	298.95	498.25	186.84	311.41	116.78	194.63	72.99	121.64	45.62	76.03		
H.W.S. Install (excl pipes)	46.22	17.33	28.89	10.83	18.05	6.77	11.28	4.23	7.05	2.64	4.41	1.65	2.75	1.03	1.72	0.65	1.08	0.40	0.67	0.25	0.42	
Employee Amenities																						
Kitchen Facilities (large)																				959.87	179.98	779.89
Toilet & wash Facilities #1															948.02	177.75	770.27	288.85	481.42	180.53	300.88	
Toilet & wash Facilities #2					936.53	175.60	760.93	285.35	475.58	178.34	297.24	111.46	185.77	69.67	116.11	43.54	72.57	27.21	45.35	17.01	28.35	
Total	1419.7	357.43		398.35		424.57		440.95		459.57		471.20		294.50		361.82		403.89		432.41	1200.6	

WRC Quantity Surveying

Item	C/F	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.
Financial Year		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059	
Light Shades	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items added after first rented date	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Light Shades (similar)	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Smoke Detectors (various)	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blinds/Venetians	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items Transferred from DVM or PCM when <\$1,000																					
Roller Door Motor	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Carpet	3.83	1.43	2.39	0.90	1.49	0.56	0.93	0.35	0.58	0.22	0.36	0.14	0.23	0.09	0.14	0.05	0.09	0.03	0.06	0.02	0.03
Freestanding Counter	0.10	0.04	0.06	0.02	0.04	0.01	0.02	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Freestanding Desks	11.03	4.14	6.90	2.59	4.31	1.62	2.69	1.01	1.68	0.63	1.05	0.39	0.66	0.25	0.41	0.15	0.26	0.10	0.16	0.06	0.10
Air Con (split)	0.02	0.01	0.01	0.00	0.01	0.00	0.01	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	0.00
Air Con (pckg'd)	76.03	28.51	47.52	17.82	29.70	11.14	18.56	6.96	11.60	4.35	7.25	2.72	4.53	1.70	2.83	1.06	1.77	0.66	1.11	0.41	0.69
H.W.S. Install (excl pipes)	0.42	0.16	0.26	0.10	0.16	0.06	0.10	0.04	0.06	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00
Employee Amenities																					
Kitchen Facilities (large)	779.89	292.46	487.43	182.79	304.65	114.24	190.40	71.40	119.00	44.63	74.38	27.89	46.49	17.43	29.05	10.89	18.16	6.81	11.35	4.26	7.09
Toilet & wash Facilities #1	300.88	112.83	188.05	70.52	117.53	44.07	73.46	27.55	45.91	17.22	28.69	10.76	17.93	6.73	11.21	4.20	7.01	2.63	4.38	1.64	2.74
Toilet & wash Facilities #2	28.35	10.63	17.72	6.64	11.07	4.15	6.92	2.60	4.33	1.62	2.70	1.01	1.69	0.63	1.06	0.40	0.66	0.25	0.41	0.15	0.26
Total	1200.61	450.23		281.39		175.87		109.92		68.70		42.94		26.84		16.77		10.48		6.55	10.92

Schedule of Insurance Policies

Client name: Mr. Mark Herron & Mrs. Fiona Herron

Date: 18 May 2023

Adviser: Norm Sinclair
 Authorised Representative
 Oreana Financial Services
 ABN 91607515122 | AFSL 482234

Insurer/Product	Owner/ Life Insured	Type of cover	Level of cover	Waiting Period	Benefit Period	Premium	Notes/Beneficiaries
BT BT Living Insurance stand alone TL940082	Mark Herron					\$3,650.55	Yearly Policy is paid yearly via credit card
	Mark	Trauma	\$323,146				Stepped Notes: Living reinstatement option
Asteron Life Life Complete Ordinary E3058731	Fiona Herron					\$339.41	Monthly Policy is paid monthly via credit card
	Fiona	Trauma	\$229,870				Stepped Notes: Plus Trauma Options Flexible Policy Linking
Asteron Life Life Complete Ordinary E3058730	The CM Superannuation Fund					\$7,895.06	Yearly Policy is paid yearly by Superfund via direct debit
	Fiona	TPD	\$792,655	90 Days			Stepped TPD definition: Any Occupation Notes: Guaranteed Future Insurability Flexible Policy Linking

	Fiona	Death	\$792,655		Stepped	Notes: Auto increase 20 May
Asteron Life Life & TPD 81360661	The CM Superannuation Fund			\$10,747.53	Yearly	Policy is paid yearly by Superfund via direct debit
	Mark	Death	\$2,062,166		Level	Notes: Special Events increase option
	Mark	Death	\$734,321		Level	Notes: Benefit Commencement Date 04/05/2009
	Mark	TPD	\$940,537		Level	TPD definition: Any Occupation Notes: Permanent Disability Increase benefit
	Mark	TPD	\$1,855,949		Level	TPD definition: Any Occupation Notes: Permanent Disability Increase Benefit

Write Off Borrowing Costs

Client Name: CM Superannuation Fund-2019 Period Ended: 30 June 2019
 Client Code: HERR10 Accountant: Rathik

Borrowing Costs to be written off over 5 years or the term of the loan, whichever, is the shorter

Loan purpose

Date loan commenced 06/06/2018 No of Years 5

End of First Financial Year 30/06/2018

Date	Costs Incurred	
	Paid to borrowing bank	2,500.00

	_____	2,500.00

Year	Amount to Write Off	Balance
2018	34.25	2,465.75
2019	500.00	1,965.75
2020	500.00	1,465.75
2021	500.00	965.75
2022	500.00	465.75
2023	465.75	0.00

Dealing Number



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1. Lessor SNOWDONIA HARTRIDGE PROPERTY CO PTY LTD ACN 615 372 944 TRUSTEE UNDER INSTRUMENT 718326473	Lodger (Name, address, E-mail & phone number) Myrna Mahoney Po Box 507, North Lakes QLD 4509 myrna@thorngroup.net.au 1300 057 450	Lodger Code
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2. Lot on Plan Description	Title Reference
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3. Lessee Given names	Surname/Company name and number (include tenancy if more than one)
	ACORNS TO OAK TREES PTY LTD ACN: 134 060 432

4. Interest being leased
FEE SIMPLE

5. Description of premises being leased
THE WHOLE LOT

6. Term of lease Commencement date/event: 01 / 01 / 2018 Expiry date: 31 / 12 / 2018 and/or Event: *Options: 3 years #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	7. Rental/Consideration SEE ATTACHED SCHEDULE
--	---

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- *the attached schedule; *the attached schedule and document no. ;
* document no. ; *Option in registered Lease no. has not been exercised.

* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signaturefull namequalification	Execution Date	Lessor's Signature
Witnessing Officer	(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)			

also
ne

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

.....signaturefull namequalification	Execution Date	Lessee's Signa
Witnessing Officer	(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)			



Title Reference

**COMMERCIAL PROPERTY
LEASE AGREEMENT**

Between

Snowdonia Hartridge Property Co. Pty Ltd ATF The Welsh Bay Investment Trust No. 2

LANDLORD

And

Acorns to Oak Trees Pty Ltd (ACN 134 060 432) T/AS Herron Accountants

TENANT

This lease is suitable for factories, industrial units and offices.

It is not suitable for retail shop premises.

© R.P. Emery & Associates

www.rpemery.com

Title Reference

COMMERCIAL PROPERTY LEASE AGREEMENT

TERMS OF AGREEMENT

This Agreement is made on the 1st day of January, 2018, between:

LANDLORD

Snowdonia Hartridge Property Co. Pty Ltd ATF The Welsh Boy Investment Trust No. 2
ABN 49 188 707 171 Phone No 1300 057 450 E-mail myrna@thorngroup.net.au
The Landlord is/is not registered for Goods and Services Tax (GST).

LANDLORD'S AGENT

n/a

TENANT

Acorns to Oak Trees Pty Ltd (ACN:134 060 432) T/AS Herron Accountants
ABN 16 134 060 432 Phone No 07 3204 4166 E-mail mark@herronaccountants.com.au

GUARANTOR

n/a

Title Reference

1. PREMISES

- 1.1. The Landlord gives the Tenant the right to occupy the premises located at Unit 1, 48 Flinders Parade North Lakes QLD 4509 (Premises), including all fixtures and fittings listed in the inventory sheet attached to this Agreement (which inventory shall form an integral part of this Agreement), signed by the Parties as being an accurate account of all fixtures and fittings located in or on the Premises.

2. PERMITTED USE OF PREMISES

- 2.1. The Premises shall only be used for the following purpose(s):

Commercial Office

3. SECURITY DEPOSIT OR BANK GUARANTEE:

- 3.1. Not required

4. RENT

- 4.1. A monthly rental of \$8,718.92 plus GST, is payable in advance and in equal monthly instalments starting on the 1st day of January 2018 (Rent).

- 4.2. The Rent must be paid:

4.2.1. To the Landlord, or the Landlord's agent, at Level 2, 46 Flinders Parade North Lakes QLD 4509 or

4.2.2. At any other reasonable place the Landlord names in writing; or

4.2.3. Into the following account BSB: 124-129 Account No: 22174375 Account Name: The Welsh Boy Investment Trust No.2 or any other account nominated by the Landlord.

5. TERM

- 5.1. The initial term of this Agreement is 1 year commencing on the 1st day of January, 2018 and ending on the 31st day of December, 2018 (Term).

6. OPTION TO RENEW

- 6.1. Subject to the Tenant's compliance with all of the terms and conditions of this Agreement, the Landlord offers the Tenant a renewal for an additional term of 3 years.

- 6.2. In the event that the Tenant does not exercise their option to renew this Agreement in accordance

Title Reference

with this provision, the Tenant agrees, at all times, to be bound by all of the remaining terms and conditions of this Agreement.

- 6.3. Where the Tenant intends to renew this Agreement under any option or additional term offered by the Landlord or this Agreement, he shall give the Landlord at least three (3) months notice of his intention prior to the Agreement expiration date.
- 6.4. Provided that the Tenant has paid all Rent punctually and complied with all of the terms and conditions contained within this Agreement until the Agreement expiration date, the Landlord will grant to him a further term at current market rates.

7. INCREASES IN RENT

- 7.1. The Rent shall be increased by an annual percentage increase of 3.5%.

THE LANDLORD AGREES:

8. VACANT POSSESSION

- 8.1. To ensure the Premises are vacant so that the Tenant can occupy the Premises on the date agreed;
- 8.2. There is no legal reason the Landlord knows, or should know about when signing this Agreement, why the Tenant cannot take occupancy of the Premises.
- 8.3. To ensure the Premises are reasonably clean at the beginning of the tenancy Term;
- 8.4. Provided that no damage is the result of the Tenant or the Tenant's employees or guests, to keep the Premises in reasonable repair, and to execute without delay all reasonable repairs necessary for the Tenant's ordinary use and occupation of the Premises, taking into account:
 - 8.4.1. The age of the Premises;
 - 8.4.2. The amount of Rent paid; and
 - 8.4.3. The expected life of the Premises.

9. COPY OF AGREEMENT

- 9.1. To give the Tenant a copy of this Agreement duly signed by both Parties as soon as practicable.

10. LOCKS AND SECURITY DEVICES

Title Reference

10.1. To provide and maintain locks or other security devices necessary to keep the Premises reasonably secure.

11. TAX INVOICES & RECEIPTS

11.1. To provide a receipt or tax invoice where applicable for any Rent paid to the Landlord or the Landlord's agent. Where the Rent is not paid in person, the Landlord will post a receipt or tax invoice to the Tenant. Any receipt or tax invoice posted to the Tenant shall be deemed as received by the Tenant on posting.

12. CONTINUATION

12.1. If, at the end of the Term, the Tenant does not exercise their option to renew this Agreement, the Tenant can continue to utilise the Premises and the terms and conditions of this Agreement shall remain in full force and effect and this Agreement shall continue as a periodic Agreement from month to month or week to week, as the case may be.

THE TENANT AGREES:

13. UTILITIES

13.1. To be responsible for all charges associated with the consumption of services supplied to the Premises including; electricity, telephone, gas, internet and any excess garbage or sanitary charges and including any deposits that may be payable thereon.

13.2. To pay for the connection of all services that will be supplied in his or her name.

14. RATES, TAXES AND OUTGOINGS

14.1. To pay to the Landlord the Tenants proportion of any rates, taxes and outgoing after notification by the Landlord, and to pay the amount on the next day on which rent is due.

14.2. The Landlord may notify the Tenant that it is required to pay the proportion of any particular rate, tax or outgoing after the Landlord has been notified by the relevant body that it is due for payment. The Tenant is to pay its proportion whether or not the rate, tax or outgoing is payable by the Landlord immediately or at some time in the future and whether or not the Landlord has paid it.

14.3. If the period for which any particular rate, tax or outgoing is payable does not coincide with the lease year, the amount the Tenant must pay in the first year of the lease will be adjusted proportionally. In the last year of the lease, the Tenant must pay the full amount for the period, but the amount paid will be adjusted at the end of the lease and the Landlord will pay to the Tenant the amount necessary to make the adjustment.

15. APPROVALS AND USE

Title Reference

15.1. To comply with and obtain all approvals, licenses and consents required by and from the proper authorities to carry on the proposed business. The Tenant also agrees to bear all costs incurred in obtaining such approvals consistent with the specified use.

15.2. Not to cause or allow the Premises to be used for any illegal purpose.

15.3. Not to use the Premises as a place of residence.

15.4. Unless otherwise agreed to in writing by the Landlord, the Landlord is not under any duty or obligation to assist the Tenant in his or her obtaining any approvals, licenses and consents required to carry on the proposed business on the Premises.

16. PROHIBITED USES

16.1. Not to use the Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

17. TENANTS CARE AND USE OF THE PREMISES

17.1. To keep the Premises reasonably clean.

17.2. To notify the Landlord as soon as practicable, orally or in writing, of any damage to the Premises or the need for any repairs or maintenance, other than repair or maintenance of a negligible kind.

17.3. Not to intentionally or negligently cause or permit any damage to the Premises, any part of the Premises or common property.

17.4. Where the Tenant causes damage to the Premises, the Tenant shall notify the Landlord, at whose option the Tenant will repair or compensate the Landlord for any reasonable expense incurred by the Landlord in repairing the damage.

17.5. That, when this Agreement expires, the Tenant shall leave the Premises in substantially the same state of cleanliness and state of repair (fair wear and tear excepted) as the Premises were in on the date the Tenant took occupancy of the Premises.

17.6. Not to put anything harmful down any sink, toilet or drain or do anything likely to cause a blockage or damage to the plumbing. The Tenant further agrees to pay the cost of repairs for any damage or blockage caused by the Tenant in this regard.

17.7. Not to allow trade refuse or garbage to accumulate around the Premises and ensure such refuse is removed from the Premises regularly.

17.8. To do nothing that is likely to prejudice, render void or increase premiums payable under any

Title Reference

policy of insurance held by the Landlord in relation to the Premises.

17.9. Not to use any product on the Premises that would constitute toxic, harmful, pollutant or dangerous materials under any local, state or federal laws.

18. RESPONSIBLE FOR THE ACTIONS OF OTHERS

18.1. To be responsible to the Landlord for any act or omission by any employees, agents, or persons the Tenant allows on the Premises, including ensuring that such persons do nothing which would break any of the terms and conditions of this Agreement.

19. INSURANCE

19.1. Throughout the Term of this Agreement, the Tenant must:

19.1.1. Obtain and maintain Grade 'A' insurance policies required to cover all stock, furnishings and plant and equipment for the full insurable value against all reasonable risks as required by the Tenant. For the avoidance of doubt, the term "Grade 'A'" insurance shall be any insurance provider agreed to by the Landlord.

19.1.2. Maintain legal/public liability insurance cover for a minimum of 10 million dollars.

19.1.3. Maintain plate glass insurance against all risks specified by the Landlord.

19.1.4. Maintain loss of Rent insurance for one year.

19.1.5. Ensure that all current insurance policies or those required by the Tenant under this Agreement have been approved by the Landlord and are taken out in the joint names of the Landlord and the Tenant for their respective rights and interests.

19.1.6. Upon request, provide copies and provide certificates annually for each insurance policy confirming the currency of such policies to the Landlord.

19.1.7. Obtain any additional insurance reasonably requested by the Landlord from time to time to ensure the Premises and its contents are sufficiently insured or which may be required under then applicable law.

19.1.8. Not do anything which increases the premium payable for any insurance for the Premises. If the Tenant causes an increase in the insurance premium payable by the Landlord for any insurance, the Tenant must pay the Landlord the amount of the increased premium.

20. ALTERATIONS AND ADDITIONS

20.1. Not to attach any fixture or renovate, make alterations or additions to the Premises (or the

Title Reference

property, as the case may be) without the Landlord's prior written permission;

20.2. Not to erect, paint, write or attach any sign upon any part of the Premises (or the property, as the case may be) without first having written approval from the Landlord and where necessary, the relevant authorities;

20.3. Not to remove, without the Landlord's prior written permission, any fixture attached by the Tenant if its removal would cause damage to the Premises or common property;

20.4. To notify the Landlord of any damage caused by removing any fixture attached by the Tenant;

20.5. At the option of the Landlord, have the damage repaired or compensate the Landlord for the reasonable cost of repairing the damage.

21. INDEMNITY

21.1. To indemnify the Landlord against all claims, demands, losses, damages and expenses including legal actions the Landlord may sustain or become liable for during or after this Agreement arising from:

21.1.1. Neglect or default by the Tenant or Tenant's employees or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible; or

21.1.2. Tenant's failure to give notice of service defects; or

21.1.3. Damage to person or property caused or contributed to by the Tenant, or Tenant's employees, or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible; or

21.1.4. Any liability the Landlord incurs resulting from anything the Tenant is permitted or required to do under this Agreement, unless the claim results in the gross negligence of the Landlord or its employees or contractors.

22. RELEASE

22.1. The Tenant releases the Landlord from all cost, liability, loss or damage suffered directly or indirectly in connection with all claims, demands, losses, damages and expenses including legal actions the Landlord may sustain or become liable for during or after this Agreement arising from:

22.1.1. Neglect or default by the Tenant or Tenant's employees or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible; or

22.1.2. Tenant's failure to give notice of service defects; or

Title Reference

22.1.3. Damage to person or property caused or contributed to by the Tenant, or Tenant's employees, or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible; or

22.1.4. Any liability the Landlord incurs resulting from anything the Tenant is permitted or required to do under this Agreement, unless the claim results from the gross negligence of the Landlord or its employees or contractors.

23. ASSIGNMENT AND SUBLETTING

23.1. Not to assign any part of the Tenant's interest in the Premises or to sublet the Premises without the Landlord's prior written consent.

23.2. If the Landlord consents to the assignment of the Tenant's interest, the Tenant must prepare a Deed of Assignment under which the assignee must comply with all of the Tenant's obligations under this Lease including if required, any guarantee and indemnity if reasonably required by the Landlord.

BOTH PARTIES AGREE:

24. LANDLORD'S ACCESS

24.1. Unless an emergency situation dictates otherwise, when the Landlord or Landlord's agent shall have immediate access right, the Tenant shall allow the Landlord or the Landlord's agent unfettered access to the Premises at all reasonable times on reasonable notice to the Tenant:

24.1.1. to inspect and view the state of repair of the Premises and to carry out necessary repairs;

24.1.2. to show the Premises to prospective Tenants or purchasers after receiving notice from the Tenant of the Tenant's intention to terminate this Agreement;

24.1.3. after receiving notice from the Landlord of the Landlord's intention to sell the Premises (or the property, as the case may be) for the purpose of erecting "for sale" signs; and

24.1.4. for any other reasonable purpose the Landlord deems fit and proper.

25. UNEXPECTED EVENTS

25.1. Where the Premises becomes wholly or partially unfit for the Tenant to occupy due to damage or destruction, not caused by the Tenant or the Tenant's employees:

25.1.1. The Landlord will adjust the Rent and other amounts payable by the Tenant in accordance with the degree of damage or destruction until the Premises are restored and made fit for the Tenant to occupy; or

Title Reference

25.1.2. Where the damage or destruction is a continuing event without likelihood of repair, either party may terminate this Agreement provided written notice is given within sixty (60) days of the event.

25.2. Should the damage or destruction have been caused or contributed to by the Tenant, or its employees, or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible, or should the Tenant or Tenant's employees' actions result in any insurer refusing to indemnify for such damage or destruction, this clause will no longer apply, insofar as they relate to the Tenant.

26. TENANTS RIGHT TO PRIVACY

26.1. Provided that the Tenant is, at all times, in compliance with this Agreement, the Tenant has the right to quiet enjoyment of the Premises and the Landlord will respect the Tenant's privacy at all times.

27. COSTS

27.1. The Tenant agrees to bear all reasonable costs incurred by the Landlord in preparation of this Agreement, including stamp duty where applicable. Anything the Tenant is required to do under this Lease must be done at the Tenant's cost.

28. GST

28.1. All amounts payable by the Tenant to the Landlord, including Rent and outgoings, will be inclusive of GST (where applicable).

29. STATUTES

29.1. Tenant and Landlord each shall comply with all by-laws, statutory regulations, statutes and other public requirements now or hereafter affecting the Premises.

30. CLEANING

30.1. If the Tenant is unable or unwilling to maintain the Premises in a clean and tidy condition, the Tenant hereby authorises the Landlord to arrange for such cleaning to be undertaken at the Tenant's expense.

31. MITIGATION

31.1. The Parties hereby acknowledge that any rules relating to the law of contract about mitigation of loss or damage on breach of a contract apply to a breach of a lease agreement.

Title Reference

32. DISPUTE RESOLUTION

32.1. All disputes from the implementation of this Agreement or related to this Agreement shall, in the first instance, be resolved through friendly consultation between both Parties. If negotiation fails to settle the dispute, either Party has the right to make an arbitration application to the Australian Commercial Disputes Centre. The arbitration shall be the final verdict and have binding force on both Parties.

33. TERMINATION

33.1. If, at the end of the Term, the Tenant does not exercise their option to renew this Agreement, and for so long as the Tenant continues to lawfully occupy the Premises after the Term expires, the Parties will be deemed to have entered into a month to month periodic Agreement.

33.2. Where this Agreement has become a month to month periodic Agreement, either Party, giving a minimum one (1) month's written notice, may terminate this Agreement.

33.3. The Landlord shall have the right to re-enter the Premises peacefully or to continue the Agreement as a periodic Agreement from week to week:

33.3.1. where the Tenant has failed to pay Rent for a period in excess of fourteen (14) days, whether formally demanded or not;

33.3.2. where the Tenant or any other relevant person has seriously or persistently breached any of the conditions of this Agreement;

33.3.3. upon the Tenant becoming bankrupt or insolvent according to the law, or making any assignment for the benefit of creditors.

33.4. If the Landlord intends to exercise his right to re-enter, he shall serve the Tenant with written notice stating the reason and demanding immediate possession.

33.5. If the Landlord intends to exercise his right to continue this Agreement as a periodic Agreement from week to week, he shall serve the Tenant with a written notice stating the reason and informing the Tenant of the variation to the Agreement. Upon service of the notice the Agreement shall continue with all its conditions except the Term and continuation conditions, as a periodic Agreement from week to week which may be terminated by one week's written notice by the Landlord.

33.6. The Landlord may enter the Premises if he has reasonable grounds to believe the Premises have been abandoned.

33.7. Any action by the Landlord or the Tenant in accordance with this clause shall not affect any claim for damages in respect to a breach of a condition of this Agreement.

Title Reference

33.8. Upon termination of this Agreement for any cause, the Tenant shall vacate the Premises:

- 33.8.1. In substantially the same state of repair and cleanliness, removing all the Tenant's belongings and any other goods brought onto the Premises during the Term of this Agreement.
- 33.8.2. In substantially the same condition as the Premises were in at the commencement of this Agreement, fair wear and tear excepted.
- 33.8.3. To deliver vacant possession of the Premises in a peaceful and prompt manner, by securely locking the Premises and handing over all keys to the Landlord or the Landlord's agent, including any copies of keys the Tenant made during the period the Tenant occupied the Premises.

34. GUARANTORS' LIABILITY

34.1. n/a

35. SPECIAL CONDITIONS

35.1. Special conditions forming part of this Agreement may be inserted here.

n/a

36. NOTICES

- 36.1. Any notice required by this Agreement or given in connection with it, shall be in writing and shall be given to the appropriate party by personal delivery or by certified mail, postage prepaid, or recognised overnight delivery services at addresses already specified in this Agreement.
- 36.2. The Tenant and Landlord may agree to give notice to each other by means of email correspondence, provided that, unless otherwise notified in writing, any such email shall be sent to the email address of the relevant Party first set out above.

37. RULES AND REGULATIONS

- 37.1. Except as approved in writing by the Landlord, no signage or advertisements may be affixed or painted on any part of the interior or exterior building. Where the Landlord's consent is forthcoming he shall reserve the right to stipulate the location, colour and style of any advertisement.
- 37.2. The Landlord, at the Tenant's expense, will provide interior signs on glass doors or directory tablets at such time as requested by the Tenant.

Title Reference

- 37.3. The obstruction of passageways, staircases, fire escapes or the entrance of the Premises is strictly prohibited. The Tenant shall not use them for any other purpose than entering or exiting the building.
- 37.4. The Tenant will not cause or permit the Premises to be used in such a manner as to cause a nuisance or interference with the reasonable peace, comfort and privacy of other Tenants, or
- 37.4.1. breach the terms and conditions of any policy of insurance relating to the building and its contents.
- 37.4.2. conflict with the regulations of any public authority.
- 37.5. Except as approved in writing by the Landlord, no heavy equipment may be installed on any part of the Premises. Where the Landlord's consent is forthcoming he shall reserve the right to stipulate the location where such heavy equipment must be placed. Should the building be damaged in anyway during the installation or removal of any heavy articles, all damage shall be repaired at the Tenant's expense.
- 37.6. In the event of any emergency or other eventuality whereby the toilets or washrooms on any floor are not available for use, the Landlord may temporarily withdraw the right of exclusive use of all or any of the toilets or washroom areas and services not affected to ensure availability of these facilities to all occupants of the building and no rental adjustment will be made during such temporary arrangements.
- 37.7. When moving furniture or goods in and out of the building passenger lift traffic shall have priority at all times.
- 37.8. When the Premises are left unoccupied, the Tenant will ensure all doors and windows of the Premises are securely fastened. The Landlord reserves the right to enter the Premises to ensure the security of the building is not compromised if windows or doors are left unfastened.

38. INTERPRETATION

38.1. Definitions

Dispute Notice means a notice given by the Tenant to the Landlord specifying the Tenant's objections to the Rent stated in the Market Review Notice.

Fixtures includes fittings, furniture, appliances, plant, machinery and equipment listed in the inventory sheet attached to this Agreement, signed by the Parties as being an accurate account of all fixtures and fittings located in or on the Premises.

Title Reference

Landlord means the person who has granted the right to occupy the Premises under this Commercial Lease Agreement, and includes the person's heirs, executors, administrators and assigns.

Landlord's agent means the person who acts as the agent of a Landlord and who (whether or not the person carries on any other business) carries on the business as an agent for:

- (a) The letting of commercial premises, or
- (b) The collection of rents payable for any tenancy of commercial premises.

Market Review Notice means a notice of the Landlord's assessment of the market rent at the date of the market review.

Month shall mean a calendar month.

Outgoings means amounts payable by the Tenant for:

- (a) Rates and Taxes, levies, fees, charges for utilities and services; and
- (b) insurance premiums and other insurance directly or indirectly related to the building that the Landlord reasonably thinks should be taken out; and
- (c) supplying, repairing, maintaining and upgrading services to the Premises including but not limited to:
 - (i) management of the building;
 - (ii) repairs to, and maintenance of the building, including any gardening or landscaping, but excluding structural work and work that is the responsibility of any Tenant or occupant of the building;
 - (iii) providing air conditioning to the building, including the costs of repairs and maintenance;
 - (iv) providing lifts, escalators, fire detection and extinguishing equipment and security equipment to the building, including the costs of repairs and maintenance;
 - (v) cleaning the building (other than leased premises), and garbage removal;
 - (vi) pest control;

together with GST on these expenses, to the extent that the Landlord does not receive an input tax credit for them under the GST Law.

Title Reference

Rates means:

- (a) rates, assessments and other charges payable to any person including without limitation, municipal rates, water and sewerage rates, special rates and charges for water by measure and garbage and waste removal;
- (b) Taxes on Rates; and
- (c) interest, penalties, fines and expenses concerning any of them.

Taxes means:

- (a) taxes, including, without limitation,
 - (i) land tax assessed on a single holding basis;
 - (ii) GST; and
 - (iii) property taxes of any kind in relation to the Premises;
- (b) interest, penalties, fines and expenses concerning any of them, except if imposed on the overall net income or capital gains of the Landlord.

Tenant means the person who has the right to occupy the Premises pursuant to this Agreement, and includes the person's heirs, executors, administrators and assigns.

Tenant's proportion means the ratio of the floor area of the leased premises to the total lettable floor area of the building. The floor area of the leased premises at the beginning of the lease is the area specified in Item 1 of Schedule A and the total lettable floor area of the building at the beginning of the lease is the area specified in Item 2 of Schedule A.

38.2. Where the context permits, words expressed in the singular include the plural and vice versa, and words expressed in the masculine gender include the feminine, and words referring to a person include a company.

38.3. Where two or more persons are Parties hereto either as agent, Guarantor, Landlord or Tenant, each of them shall be bound by the conditions of the Agreement, both jointly and individually.

38.4. When this Agreement is signed by both Parties and witnessed it is a deed at law from that time.

38.5. By signing this Agreement the Tenant (for itself, its employees or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible) agrees that use and occupancy of the Premises will be at the Tenant's own risk.

SCHEDULE

Title Reference

[SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE]

Title Reference

Executed as a deed on 1st day of January 2018.

EXECUTED BY THE LANDLORD

Snowdonia Hartridge Property Co. Pty Ltd ATF The Welsh Boy Investment Trust No.2 ACN 615 372
944 in accordance with s127 Corporations Act 2001

JH
.....
Sole Director / Director Director / Secretary

.....
Name: Name:

JCS

EXECUTED BY THE TENANT Acorns to Oak Trees Pty Ltd T/AS Herron Accountants ACN 134 060
432 in accordance with s127 Corporations Act 2001

.....
Sole Director / Director Director / Secretary

.....
Name: Name:

Mark

SIGNED SEALED and DELIVERED by THE GUARANTOR

N/A

SCHEDULE

Title Reference

SCHEDULE A

Item 1	The floor area of the leased premises at the beginning of the lease	543 m ²
Item 2	The total lettable floor area of the building at the beginning of the lease	543 m ²

Commercial Tenancy Agreement

Fourth Edition

This Tenancy Agreement is made between the Lessor and the Tenant. The Lessor leases to, and the Tenant accepts a lease of, the Premises for the rent payable by the Tenant, subject to the terms of this Agreement.

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

DO NOT USE THIS DOCUMENT:

- FOR RESIDENTIAL TENANCIES.
- FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT 1994* (Qld).
- WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS THREE (3) YEARS.
- WHERE REGISTRATION UNDER THE *LAND TITLE ACT 1994* (Qld) IS REQUESTED BY THE TENANT.
- WHERE A HIGH VALUE LEASE IS TO BE ENTERED INTO AS YOU MAY NOT OBTAIN THE PROTECTION OF A LEASE PREPARED BY A SOLICITOR.

INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the Tenancy Agreement. Reference should be made to Sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.
2. This Agreement provides for rent to be reviewed by either an index review or by fixed increases. It is not suitable for use where rent is to be reviewed to market except if the Agreement provides for an option (refer clause 15.1).
3. Only certain outgoings are recoverable in all circumstances (see the definition of 'outgoings' in clause 1.2). Additional outgoings may be recovered by ticking the boxes at item 10(b).
4. Ensure that all items are completed in the Reference Schedule.

Item 1: Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.

Item 2: Full name/s of the Tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.

Item 4: The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 4.

Item 6: Insert the period of the further Tenancy, e.g. "6 months" or "1 year" or "not applicable". **The total term of the lease including any options is not to exceed three years. Plus insert the notice period to exercise the option.**

Item 8: Insert the date/s on which the rent is to be reviewed and the method of the rent review or "not applicable".

Item 9: The Permitted Use should be stated clearly.

Item 10(a): Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

Item 10(b): Tick any additional outgoings the Tenant is to pay.

INITIALS

JT ST

REFERENCE SCHEDULE

1. LESSOR:

NAME: Welsh 1 Pty Ltd ACN 104 963 813 as Trustee for The Thorn Superannuation Fund ABN: [REDACTED]
ACN: [REDACTED]

ADDRESS: [REDACTED]

SUBURB: [REDACTED] STATE: [REDACTED] POSTCODE: [REDACTED]

PHONE: [REDACTED] MOBILE: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]

2. TENANT:

NAME: Snowdonia Hartridge Property Co Pty Ltd ACN 615 372 944 as Trustee for The Welsh Boy Investment Trust No.2 ABN: [REDACTED]
ACN: [REDACTED]

ADDRESS: [REDACTED]

SUBURB: [REDACTED] STATE: [REDACTED] POSTCODE: [REDACTED]

PHONE: [REDACTED] MOBILE: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]

3. GUARANTOR:

NAME: Not applicable ABN: [REDACTED]
ACN: [REDACTED]

ADDRESS: [REDACTED]

SUBURB: [REDACTED] STATE: [REDACTED] POSTCODE: [REDACTED]

PHONE: [REDACTED] MOBILE: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]

4. PREMISES:

Annex a plan if available

LEVEL OR TENANCY NO: [REDACTED]

ADDRESS: Unit 2, 48 Flinders Parade [REDACTED]

SUBURB: North Lakes STATE: QLD POSTCODE: 4509

Description: Lot: 2 RP/SP: 299324

5. TERM:

The Term of the Agreement is: Month to month Months Years

Commencing on: 1 March 2020 and ending on: 31 March 2020
DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

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

Period of further term: Not applicable

Final date for exercise of option: [REDACTED]
DATE (dd/mm/yyyy)

7. RENT:

\$ 2,000.00 per: month year *Select applicable box*

INITIALS

Jf 87

8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review

Review Date	Type of Review
Not applicable	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase – amount of increase: %
	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase – amount of increase: %

9. PERMITTED USE:

Office/warehouse

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100%

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste

Other (insert details):

11. DEPOSIT:

\$ Not applicable

12. LESSOR'S AGENT:

NAME:

Without the intervention of an agent

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

ACN:

LICENCE NUMBER:

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.

INITIALS

JT ST

AGREEMENT MADE

DATE: 10/02/2020 EXECUTED as an Agreement.
(dd/mm/yyyy):

EXECUTION BY LESSOR

LESSOR 1

Executed by: Welsh 1 Pty Ltd ACN 104 963 813 as Trustee for The Thorn Superannuation Fund
in accordance with Section 127 of the Corporations Act 2001 (Cth)

Director/Secretary J.A. Thorn
JASON ALAN THORN
Name of Director/Secretary (BLOCK LETTERS)

Director S Thorn
SARA THORN
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

SIGNED by: _____

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of: _____
Name of Witness (BLOCK LETTERS)

OR

SIGNED by: _____

Signature of Witness

AS LESSOR in the presence of: _____
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____
SUBURB: _____ STATE: _____ POSTCODE: _____

LESSOR 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth)

Director/Secretary _____

Name of Director/Secretary (BLOCK LETTERS)

Director _____

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

SIGNED by: _____

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of: _____
Name of Witness (BLOCK LETTERS)

OR

SIGNED by: _____

Signature of Witness

AS LESSOR in the presence of: _____
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____
SUBURB: _____ STATE: _____ POSTCODE: _____

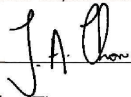


INITIALS

JF ST





EXECUTION BY TENANT

TENANT 1




Executed by: Snowdonia Hartridge Property Co Pty Ltd ACN 615 372 944 as Trustee for the Welsh Boy Investment Trust No.2
in accordance with Section 127 of the *Corporations Act 2001* (Cth)






Director/Secretary  Director 
Jason Alan Thorn 
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by:  the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated 
 registered no  in the presence of:
Signature of Witness Name of Witness (BLOCK LETTERS)





OR

SIGNED by  AS TENANT in the presence of:
 
Signature of Witness Name of Witness (BLOCK LETTERS)





ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 

TENANT 2

Executed by: 
in accordance with Section 127 of the *Corporations Act 2001* (Cth)






Director/Secretary  Director 
 
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by:  the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated 
 registered no  in the presence of:
Signature of Witness Name of Witness (BLOCK LETTERS)

OR

SIGNED by  AS TENANT in the presence of:
 
Signature of Witness Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 

EXECUTION BY THE GUARANTOR

SIGNED by _____ AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness _____ Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

SIGNED by _____ AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness _____ Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

COMMERCIAL TENANCY AGREEMENT CONDITIONS

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

1.2 Definitions

Unless the context otherwise requires:

- (1) **"Agreement"** means this document, including any Schedule or Annexure to it;
- (2) **"Building"** means the building of which the Premises forms part;
- (3) **"Business Day"** means a day that is not a Saturday, Sunday or any other day which is a Public Holiday or a Bank Holiday in the place where an act is to be performed or a payment is to be made;
- (4) **"Claim"** includes any claim or legal action and all costs and expenses incurred in connection with it;
- (5) **"Default Interest Rate"** means the Standard Default Contract Rate applying at the due date published by the Queensland Law Society Inc.;
- (6) **"GST"** means a goods and services tax or similar value added tax;
- (7) **"Land"** means the Land on which the Premises are situated;
- (8) **"Lessor's Property"** means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
- (9) **"Outgoings"** means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires):
 - (a) Rates and charges that a local government imposes and levies collected by a local government on behalf of the State of Queensland;
 - (b) Insurance premiums (including building, fire, loss of rent, plate glass and public liability) payable by the Lessor;
 - (c) Land tax;
 - (d) Body Corporate fees and levies (including but not limited to Administrative Fund Levies and Sinking Fund levies); and
 - (e) the additional outgoings referred to in Item 10(b) of the Reference Schedule;
- (10) **"Premises"** means the premises described in Item 4 of the Reference Schedule and includes the Lessor's Property in the Premises;
- (11) **"REIQ"** means The Real Estate Institute of Queensland Ltd;
- (12) **"Tenancy"** means the tenancy between the Lessor and the Tenant created by this Agreement;
- (13) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
- (14) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not the Lessor's;
- (15) **"Tenant's Services"** means all utilities and services in or provided to the Premises and without limiting the generality of the foregoing shall include provision of electricity, gas, water, waste disposal, sewerage, telephone and data services; and
- (16) **"Term"** means either a periodic monthly tenancy or the period of months or years described in Item 5 of the Reference Schedule, as applicable, commencing on the date in Item 5 in the Reference Schedule.

1.3 Interpretation

- (1) Reference to:
 - (a) one gender includes each other gender;
 - (b) the singular includes the plural and the plural includes the singular;
 - (c) a person includes a body corporate;
 - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
 - (e) a statute, regulation or provision of a statute or regulation (**"Statutory Provision"**) includes:
 - (i) that Statutory Provision as amended or re-enacted from time to time; and
 - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) All monetary amounts are in Australian dollars, unless otherwise stated.
- (3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
- (4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
- (5) A party which is a trustee is bound both personally and in its capacity as a trustee.
- (6) "Including" and similar expressions are not words of limitation.
- (7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
- (9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
- (10) Sections 105 and 107 of the *Property Law Act 1974 (Qld)* do not apply to this Tenancy.

2. TERM AND HOLDING OVER

2.1 Term

The Lessor lets the Premises to the Tenant and the Tenant accepts the Premises as tenant for the Term.

2.2 The Tenant may exercise an option to renew this Agreement for the further term if clause 15 applies.

2.3 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other one (1) months' notice expiring on any day.

3. RENT AND RENT REVIEWS

3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
- (2) pay the first instalment on the signing of this Agreement;

- (3) if necessary, pay the first and last instalments apportioned on a daily basis; and
- (4) pay all instalments as the Lessor directs.

3.2 Definitions

In clause 3.3:

- (1) **"Index Number"** means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) **"Review Date"** means a date which is stated in Item 8 of the Reference Schedule as a date from which the rent is to be reviewed.

3.3 Rent Review

(1) Application

This clause 3.3 applies if there is a Review Date.

(2) Review

The Rent must be reviewed as from each Review Date to an amount represented by:

If an Index Review, then A where:

$$A = \frac{B \times D}{C}$$

Where B = the Index Number for the quarter ending immediately before the relevant Review Date;

Where C = the index number for the quarter one (1) year before the quarter in B; and

Where D = the Rent payable immediately before the Review Date.

Or if a Fixed Increase, then A where:

$$A = B + B \times C$$

Where B = the Rent payable immediately before the Review Date

Where C = the percentage stated in Item 8 of the Reference Schedule.

- (3) Time is not of the essence in respect of the review of Rent.

4. OUTGOINGS

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 10(a) of the Reference Schedule, that percentage, of the Outgoings.
- (2) Outgoings are payable to the Lessor within fourteen (14) days of production to the Tenant of a copy of the Lessor's assessment notice or account.

5. USE OF THE PREMISES

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

5.2 Restrictions on use

The Tenant must not:

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's written consent which must not be unreasonably withheld;
- (3) overload any Tenant's Services;
- (4) damage the Lessor's Property;

- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior written consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything unlawful or illegal on the Premises.

5.3 Tenant's Services

The Tenant shall be responsible for payment for all Tenant's Services provided directly to the Premises.

6. MAINTENANCE AND REPAIR

6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Lessor's Right to Inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

8. TENANT'S RELEASE AND INDEMNITY

8.1 The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.

8.2 The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:

- (1) if it:
 - (a) occurs in the Premises;
 - (b) arises from the use of the Services in the Premises; or
 - (c) arises from the overflow or leakage of water from the Premises,
 except to the extent that it is caused by the Lessor's deliberate act or negligence; and

- (2) if it arises from the negligence or default of the Tenant or the Tenant's Employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.
- 8.3 The Lessor must do everything reasonable to ensure the Tenant's Services operate efficiently during normal working hours.
- 8.4 Except to the extent that any interruption to the operation of the Tenant's Services is caused by the Lessor's deliberate act or negligence then in the event that the Tenant's Services do not operate efficiently the Tenant shall:-
 - (a) have no right to claim compensation against the Lessor; and
 - (b) have no right to terminate this Agreement.
- 8.5 The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

9. DEFAULT AND TERMINATION

9.1 Default

The Tenant defaults under this Agreement if:

- (1) the Rent or any money payable by the Tenant is unpaid for fourteen (14) days;
- (2) the Tenant breaches any other term of this Agreement;
- (3) the Tenant assigns its property for the benefit of creditors;
- (4) the Tenant becomes a bankrupt person within the meaning of the *Bankruptcy Act 1966 (Cth)*; or
- (5) the Tenant becomes an externally-administered body corporate within the meaning of the *Corporations Act 2001 (Cth)*.

9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may, subject to its obligations under s 124 of the *Property Law Act 1974 (Qld)*, do any one or more of the following after giving any notice required by law:

- (1) re-enter and take possession of the Premises;
- (2) by notice to the Tenant, terminate this Agreement;
- (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (4) exercise any of its other legal rights;
- (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

10. TERMINATION OF TERM

10.1 Tenant's Obligations

At the end of the Term the Tenant must:

- (1) vacate the Premises and give them back to the Lessor in the condition required by clause 6.1(1);
- (2) remove all the Tenant's Property from the Premises;
- (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
- (4) return all keys, security passes and cards held by it or the Tenant's Employees.

10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

- (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

11. DAMAGE AND DESTRUCTION

11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

- (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type, extent and effect of damage or destruction; and
- (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.

11.2 Tenant May Terminate

The Tenant may terminate this lease by notice to the Lessor unless the Lessor:

- (1) within three (3) months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
- (2) carries out the reinstatement works within a reasonable time.

11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

- (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
- (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.

11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this lease by giving the Tenant at least one (1) months' notice ending on any day of the month. At the end of that months' notice, this lease ends.

11.5 Dispute Resolution

- (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
- (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
- (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.

11.6 Lessor Not Obligated to Reinstate

- (1) Nothing in this lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
- (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.

11.7 Antecedent Rights

Termination under this clause 11 does not affect either parties' accrued rights before termination.

12. INTEREST FOR LATE PAYMENT

Without affecting the Lessor's other rights, if the Tenant does not pay any money owing to the Lessor under this Agreement within fourteen (14) days after the due date, the Tenant must pay interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.

13. DUTY

The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

14. GOODS AND SERVICES TAX

If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

15. OPTION FOR FURTHER TENANCY

- 15.1 This Clause 15 applies if item 6 of the Reference Schedule is completed with a period of a further term.
- 15.2 If the Tenant:
- (1) wishes to lease the Premises for the further term; and
 - (2) gives notice to that effect to the Lessor strictly in accordance with the timeframes in item 6 of the Reference Schedule; and
 - (3) has not breached this Agreement or if breached such breach has been waived by the Lessor or remedied,
- the Lessor must, subject to clause 15.6, grant to and the Tenant must take a further tenancy (**New Tenancy**) of the Premises on the terms and conditions set out in clause 15.3.
- 15.3 The New Tenancy will be on the same terms and conditions as this Agreement except that:
- (1) the Rent for the New Tenancy will be the amount agreed between the Lessor and the Tenant or, failing agreement by the date the Term expires, the market rent for the Premises determined by an independently qualified Valuer (acting as an expert) in accordance with clause 15.4;
 - (2) the Commencement Date will be the day after the Term expires; and
 - (3) the New Tenancy will omit this clause 15 unless there is more than one option of renewal set out in item 6 of the Reference Schedule.
- 15.4 If the Rent is to be determined according to market under clause 15.3(1), the Valuer is to be nominated by the Chief Executive Officer of the REIQ at the request of either party. The following additional terms apply:
- (1) the Valuer's decision is final and binding on the parties;
 - (2) the Valuer's costs must be paid by the Lessor and the Tenant equally. Either party may pay the Valuer's costs and recover one half of the amount paid from the other party on demand; and
 - (3) if the Rent for the New Tenancy is not determined by the date the Term expires, then:
 - (a) until the Valuer determines the Rent for the New Tenancy, the Tenant must continue to pay the existing Rent; and
 - (b) when the Valuer's decision is made under this clause 15.4, the parties will make an adjustment for any over or under payment of the Rent.
- 15.5 Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Agreement and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.
- 15.6 If there is a Guarantor under this Agreement, the Lessor is not required to grant the New Tenancy unless the Tenant obtains a further guarantee on the same terms of the due and punctual performance of the Tenant's obligations under this Agreement by the Guarantor or any other replacement guarantor acceptable to the Lessor.

16. DEPOSIT AND COMMISSION

- 16.1 The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.
- 16.2 The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.
- 16.3 The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

17. NOTICES

- 17.1 Any notice given or required by this Agreement to be given to a party ("the addressee") must be in writing and, without prejudice to any other lawful method of service, shall be deemed to have been sufficiently given if it is sent to a facsimile number or email address which has been stated for the addressee in this Agreement or otherwise provided by the addressee to the sender.
- 17.2 Any such notice sent to a facsimile number shall be deemed to have been received by the addressee when the sender obtains a clear transmission report.
- 17.3 Any such notice sent to an email address shall be deemed to have been received by the addressee when it is capable of being retrieved by the addressee at the email address in accordance with section 24 of the **Electronic Transactions (Queensland) Act 2001**.
- 17.4 Any such notice may also be given in the manner provided in section 109X of the **Corporations Act 2001 (Cth)** as if it were being served for the purposes stated in that section or in accordance with the provisions of section 347 of the **Property Law Act 1974 (Qld)**.

18. GUARANTEE AND INDEMNITY

- 18.1 Where Item 3 of the Reference Schedule is completed with the name or names of any person or persons then the succeeding provisions of this clause 18 shall apply.
- 18.2 The Guarantor (and jointly and severally where there is more than one Guarantor) guarantees to the Lessor the timely payment by the Tenant of the Rent and other moneys agreed to be paid by the Tenant under this Agreement and the timely compliance with all the terms by which the Tenant is bound under this Agreement.
- 18.3 The Guarantor will at all times pay to the Lessor on demand and indemnify and keep the Lessor indemnified from and against all losses which the Lessor may suffer or incur consequent upon or arising out of any failure by the Tenant to comply with the terms in a timely manner.

Commercial Tenancy Agreement

Fourth Edition

This Tenancy Agreement is made between the Lessor and the Tenant. The Lessor leases to, and the Tenant accepts a lease of, the Premises for the rent payable by the Tenant, subject to the terms of this Agreement.

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

DO NOT USE THIS DOCUMENT:

- FOR RESIDENTIAL TENANCIES.
- FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT 1994* (Qld).
- WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS THREE (3) YEARS.
- WHERE REGISTRATION UNDER THE *LAND TITLE ACT 1994* (Qld) IS REQUESTED BY THE TENANT.
- WHERE A HIGH VALUE LEASE IS TO BE ENTERED INTO AS YOU MAY NOT OBTAIN THE PROTECTION OF A LEASE PREPARED BY A SOLICITOR.

INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the Tenancy Agreement. Reference should be made to Sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.
2. This Agreement provides for rent to be reviewed by either an index review or by fixed increases. It is not suitable for use where rent is to be reviewed to market except if the Agreement provides for an option (refer clause 15.1).
3. Only certain outgoings are recoverable in all circumstances (see the definition of 'outgoings' in clause 1.2). Additional outgoings may be recovered by ticking the boxes at item 10(b).
4. Ensure that all items are completed in the Reference Schedule.

Item 1: Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.

Item 2: Full name/s of the Tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.

Item 4: The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 4.

Item 6: Insert the period of the further Tenancy, e.g. "6 months" or "1 year" or "not applicable". **The total term of the lease including any options is not to exceed three years. Plus insert the notice period to exercise the option.**

Item 8: Insert the date/s on which the rent is to be reviewed and the method of the rent review or "not applicable".

Item 9: The Permitted Use should be stated clearly.

Item 10(a): Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

Item 10(b): Tick any additional outgoings the Tenant is to pay.

INITIALS

JT ST

REFERENCE SCHEDULE

1. LESSOR:

NAME:
Welsh 1 Pty Ltd ACN 104 963 813 as Trustee for The Thorn Superannuation Fund ABN: [REDACTED]
ACN: [REDACTED]

ADDRESS: [REDACTED]

SUBURB: [REDACTED] STATE: [REDACTED] POSTCODE: [REDACTED]

PHONE: [REDACTED] MOBILE: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]

2. TENANT:

NAME:
Snowdonia Hartridge Property Co Pty Ltd ACN 615 372 944 as Trustee for The Welsh Boy Investment Trust No.2 ABN: [REDACTED]
ACN: [REDACTED]

ADDRESS: [REDACTED]

SUBURB: [REDACTED] STATE: [REDACTED] POSTCODE: [REDACTED]

PHONE: [REDACTED] MOBILE: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]

3. GUARANTOR:

NAME:
Not applicable ABN: [REDACTED]
ACN: [REDACTED]

ADDRESS: [REDACTED]

SUBURB: [REDACTED] STATE: [REDACTED] POSTCODE: [REDACTED]

PHONE: [REDACTED] MOBILE: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]

4. PREMISES:

Annex a plan if available

LEVEL OR TENANCY NO: [REDACTED]

ADDRESS: Unit 2, 48 Flinders Parade [REDACTED]

SUBURB: North Lakes STATE: QLD POSTCODE: 4509

Description: Lot: 2 RP/SP: 299324

5. TERM:

The Term of the Agreement is: Month to month Months Years

Commencing on: 1 March 2020 and ending on: 31 March 2020
DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

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

Period of further term: Not applicable

Final date for exercise of option: [REDACTED]
DATE (dd/mm/yyyy)

7. RENT:

\$ \$2,000.00 per: month year *Select applicable box*

INITIALS

JF ST

8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review

Review Date	Type of Review
Not applicable	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase – amount of increase: _____ %
_____	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase – amount of increase: _____ %

9. PERMITTED USE:

Office/warehouse

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100%

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste

Other (insert details):

11. DEPOSIT:

\$ Not applicable

12. LESSOR'S AGENT:

NAME:

Without the intervention of an agent

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

ACN:

LICENCE NUMBER:

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.

INITIALS

JT ST

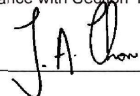
AGREEMENT MADE

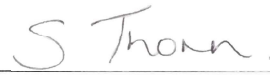
DATE: 10/02/2020 EXECUTED as an Agreement.
(dd/mm/yyyy):

EXECUTION BY LESSOR



LESSOR 1




Executed by: Welsh 1 Pty Ltd ACN 104 963 813 as Trustee for The Thorn Superannuation Fund
in accordance with Section 127 of the *Corporations Act 2001* (Cth)

Director/Secretary 
JASON ALAN THORN
Name of Director/Secretary (BLOCK LETTERS)



Director 
SARA THORN
Name of Director (BLOCK LETTERS)


OR (only complete this part if signing as attorney for the Lessor)






SIGNED by: 

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated  registered no  in the presence of:

Name of Witness (BLOCK LETTERS)


OR



SIGNED by:  AS LESSOR in the presence of:

Signature of Witness




Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 



LESSOR 2




Executed by: 
in accordance with Section 127 of the *Corporations Act 2001* (Cth)

Director/Secretary 

Name of Director/Secretary (BLOCK LETTERS)



Director 

Name of Director (BLOCK LETTERS)


OR (only complete this part if signing as attorney for the Lessor)






SIGNED by: 

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated  registered no  in the presence of:

Name of Witness (BLOCK LETTERS)

OR

SIGNED by:  AS LESSOR in the presence of:

Signature of Witness

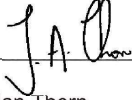



Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 

EXECUTION BY TENANT

TENANT 1




Executed by: Snowdonia Hartridge Property Co Pty Ltd ACN 615 372 944 as Trustee for the Welsh Boy Investment Trust No.2
in accordance with Section 127 of the *Corporations Act 2001* (Cth)






Director/Secretary  Director 
Jason Alan Thorn 
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)


SIGNED by:  the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated 
 registered no  in the presence of:
Signature of Witness 
Name of Witness (BLOCK LETTERS)





OR

SIGNED by  AS TENANT in the presence of:
 
Signature of Witness Name of Witness (BLOCK LETTERS)






ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 

TENANT 2




Executed by: 
in accordance with Section 127 of the *Corporations Act 2001* (Cth)






Director/Secretary  Director 
 
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by:  the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated 
 registered no  in the presence of:
Signature of Witness 
Name of Witness (BLOCK LETTERS)

OR

SIGNED by  AS TENANT in the presence of:
 
Signature of Witness Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 

SUBURB:  STATE:  POSTCODE: 

EXECUTION BY THE GUARANTOR

SIGNED by

AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

SIGNED by

AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

COMMERCIAL TENANCY AGREEMENT CONDITIONS

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

1.2 Definitions

Unless the context otherwise requires:

- (1) **"Agreement"** means this document, including any Schedule or Annexure to it;
- (2) **"Building"** means the building of which the Premises forms part;
- (3) **"Business Day"** means a day that is not a Saturday, Sunday or any other day which is a Public Holiday or a Bank Holiday in the place where an act is to be performed or a payment is to be made;
- (4) **"Claim"** includes any claim or legal action and all costs and expenses incurred in connection with it;
- (5) **"Default Interest Rate"** means the Standard Default Contract Rate applying at the due date published by the Queensland Law Society Inc.;
- (6) **"GST"** means a goods and services tax or similar value added tax;
- (7) **"Land"** means the Land on which the Premises are situated;
- (8) **"Lessor's Property"** means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
- (9) **"Outgoings"** means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires):
 - (a) Rates and charges that a local government imposes and levies collected by a local government on behalf of the State of Queensland;
 - (b) Insurance premiums (including building, fire, loss of rent, plate glass and public liability) payable by the Lessor;
 - (c) Land tax;
 - (d) Body Corporate fees and levies (including but not limited to Administrative Fund levies and Sinking Fund levies); and
 - (e) the additional outgoings referred to in Item 10(b) of the Reference Schedule;
- (10) **"Premises"** means the premises described in Item 4 of the Reference Schedule and includes the Lessor's Property in the Premises;
- (11) **"REIQ"** means The Real Estate Institute of Queensland Ltd;
- (12) **"Tenancy"** means the tenancy between the Lessor and the Tenant created by this Agreement;
- (13) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
- (14) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not the Lessor's;
- (15) **"Tenant's Services"** means all utilities and services in or provided to the Premises and without limiting the generality of the foregoing shall include provision of electricity, gas, water, waste disposal, sewerage, telephone and data services; and

- (16) **"Term"** means either a periodic monthly tenancy or the period of months or years described in Item 5 of the Reference Schedule, as applicable, commencing on the date in Item 5 in the Reference Schedule.

1.3 Interpretation

- (1) Reference to:
 - (a) one gender includes each other gender;
 - (b) the singular includes the plural and the plural includes the singular;
 - (c) a person includes a body corporate;
 - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
 - (e) a statute, regulation or provision of a statute or regulation ("**Statutory Provision**") includes:
 - (i) that Statutory Provision as amended or re-enacted from time to time; and
 - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) All monetary amounts are in Australian dollars, unless otherwise stated.
- (3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
- (4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
- (5) A party which is a trustee is bound both personally and in its capacity as a trustee.
- (6) "Including" and similar expressions are not words of limitation.
- (7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
- (9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
- (10) Sections 105 and 107 of the *Property Law Act 1974 (Qld)* do not apply to this Tenancy.

2. TERM AND HOLDING OVER

2.1 Term

The Lessor lets the Premises to the Tenant and the Tenant accepts the Premises as tenant for the Term.

2.2

The Tenant may exercise an option to renew this Agreement for the further term if clause 15 applies.

2.3 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other one (1) months' notice expiring on any day.

3. RENT AND RENT REVIEWS

3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
- (2) pay the first instalment on the signing of this Agreement;

- (3) if necessary, pay the first and last instalments apportioned on a daily basis; and
- (4) pay all instalments as the Lessor directs.

3.2 Definitions

In clause 3.3:

- (1) **"Index Number"** means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) **"Review Date"** means a date which is stated in Item 8 of the Reference Schedule as a date from which the rent is to be reviewed.

3.3 Rent Review

(1) Application

This clause 3.3 applies if there is a Review Date.

(2) Review

The Rent must be reviewed as from each Review Date to an amount represented by:

If an Index Review, then A where:

$$A = \frac{B \times D}{C}$$

Where B = the Index Number for the quarter ending immediately before the relevant Review Date;

Where C = the index number for the quarter one (1) year before the quarter in B; and

Where D = the Rent payable immediately before the Review Date.

Or if a Fixed Increase, then A where:

$$A = B + B \times C$$

Where B = the Rent payable immediately before the Review Date

Where C = the percentage stated in Item 8 of the Reference Schedule.

- (3) Time is not of the essence in respect of the review of Rent.

4. OUTGOINGS

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 10(a) of the Reference Schedule, that percentage, of the Outgoings.
- (2) Outgoings are payable to the Lessor within fourteen (14) days of production to the Tenant of a copy of the Lessor's assessment notice or account.

5. USE OF THE PREMISES

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

5.2 Restrictions on use

The Tenant must not:

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's written consent which must not be unreasonably withheld;
- (3) overload any Tenant's Services;
- (4) damage the Lessor's Property;

- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior written consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything unlawful or illegal on the Premises.

5.3 Tenant's Services

The Tenant shall be responsible for payment for all Tenant's Services provided directly to the Premises.

6. MAINTENANCE AND REPAIR

6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Lessor's Right to Inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

8. TENANT'S RELEASE AND INDEMNITY

8.1 The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.

8.2 The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:

- (1) if it:
 - (a) occurs in the Premises;
 - (b) arises from the use of the Services in the Premises; or
 - (c) arises from the overflow or leakage of water from the Premises,
 except to the extent that it is caused by the Lessor's deliberate act or negligence; and

- (2) if it arises from the negligence or default of the Tenant or the Tenant's Employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.

- 8.3 The Lessor must do everything reasonable to ensure the Tenant's Services operate efficiently during normal working hours.
- 8.4 Except to the extent that any interruption to the operation of the Tenant's Services is caused by the Lessor's deliberate act or negligence then in the event that the Tenant's Services do not operate efficiently the Tenant shall:-
- (a) have no right to claim compensation against the Lessor; and
- (b) have no right to terminate this Agreement.
- 8.5 The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

9. DEFAULT AND TERMINATION

9.1 Default

The Tenant defaults under this Agreement if:

- (1) the Rent or any money payable by the Tenant is unpaid for fourteen (14) days;
- (2) the Tenant breaches any other term of this Agreement;
- (3) the Tenant assigns its property for the benefit of creditors;
- (4) the Tenant becomes a bankrupt person within the meaning of the **Bankruptcy Act 1966 (Cth)**; or
- (5) the Tenant becomes an externally-administered body corporate within the meaning of the **Corporations Act 2001 (Cth)**.

9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may, subject to its obligations under s 124 of the **Property Law Act 1974 (Qld)**, do any one or more of the following after giving any notice required by law:

- (1) re-enter and take possession of the Premises;
- (2) by notice to the Tenant, terminate this Agreement;
- (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (4) exercise any of its other legal rights;
- (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

10. TERMINATION OF TERM

10.1 Tenant's Obligations

At the end of the Term the Tenant must:

- (1) vacate the Premises and give them back to the Lessor in the condition required by clause 6.1(1);
- (2) remove all the Tenant's Property from the Premises;
- (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
- (4) return all keys, security passes and cards held by it or the Tenant's Employees.

10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

- (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

11. DAMAGE AND DESTRUCTION

11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

- (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type, extent and effect of damage or destruction; and
- (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.

11.2 Tenant May Terminate

The Tenant may terminate this lease by notice to the Lessor unless the Lessor:

- (1) within three (3) months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
- (2) carries out the reinstatement works within a reasonable time.

11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

- (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
- (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.

11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this lease by giving the Tenant at least one (1) months' notice ending on any day of the month. At the end of that months' notice, this lease ends.

11.5 Dispute Resolution

- (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
- (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
- (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.

11.6 Lessor Not Obligated to Reinstate

- (1) Nothing in this lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
- (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.

11.7 Antecedent Rights

Termination under this clause 11 does not affect either parties' accrued rights before termination.

12. INTEREST FOR LATE PAYMENT

Without affecting the Lessor's other rights, if the Tenant does not pay any money owing to the Lessor under this Agreement within fourteen (14) days after the due date, the Tenant must pay interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.

13. DUTY

The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

14. GOODS AND SERVICES TAX

If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

15. OPTION FOR FURTHER TENANCY

- 15.1 This Clause 15 applies if item 6 of the Reference Schedule is completed with a period of a further term.
- 15.2 If the Tenant:
- (1) wishes to lease the Premises for the further term; and
 - (2) gives notice to that effect to the Lessor strictly in accordance with the timeframes in item 6 of the Reference Schedule; and
 - (3) has not breached this Agreement or if breached such breach has been waived by the Lessor or remedied,
- the Lessor must, subject to clause 15.6, grant to and the Tenant must take a further tenancy (**New Tenancy**) of the Premises on the terms and conditions set out in clause 15.3.
- 15.3 The New Tenancy will be on the same terms and conditions as this Agreement except that:
- (1) the Rent for the New Tenancy will be the amount agreed between the Lessor and the Tenant or, failing agreement by the date the Term expires, the market rent for the Premises determined by an independently qualified Valuer (acting as an expert) in accordance with clause 15.4;
 - (2) the Commencement Date will be the day after the Term expires; and
 - (3) the New Tenancy will omit this clause 15 unless there is more than one option of renewal set out in item 6 of the Reference Schedule.
- 15.4 If the Rent is to be determined according to market under clause 15.3(1), the Valuer is to be nominated by the Chief Executive Officer of the REIQ at the request of either party. The following additional terms apply:
- (1) the Valuer's decision is final and binding on the parties;
 - (2) the Valuer's costs must be paid by the Lessor and the Tenant equally. Either party may pay the Valuer's costs and recover one half of the amount paid from the other party on demand; and
 - (3) if the Rent for the New Tenancy is not determined by the date the Term expires, then:
 - (a) until the Valuer determines the Rent for the New Tenancy, the Tenant must continue to pay the existing Rent; and
 - (b) when the Valuer's decision is made under this clause 15.4, the parties will make an adjustment for any over or under payment of the Rent.
- 15.5 Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Agreement and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.
- 15.6 If there is a Guarantor under this Agreement, the Lessor is not required to grant the New Tenancy unless the Tenant obtains a further guarantee on the same terms of the due and punctual performance of the Tenant's obligations under this Agreement by the Guarantor or any other replacement guarantor acceptable to the Lessor.

16. DEPOSIT AND COMMISSION

- 16.1 The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.
- 16.2 The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.
- 16.3 The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

17. NOTICES

- 17.1 Any notice given or required by this Agreement to be given to a party ("the addressee") must be in writing and, without prejudice to any other lawful method of service, shall be deemed to have been sufficiently given if it is sent to a facsimile number or email address which has been stated for the addressee in this Agreement or otherwise provided by the addressee to the sender.
- 17.2 Any such notice sent to a facsimile number shall be deemed to have been received by the addressee when the sender obtains a clear transmission report.
- 17.3 Any such notice sent to an email address shall be deemed to have been received by the addressee when it is capable of being retrieved by the addressee at the email address in accordance with section 24 of the **Electronic Transactions (Queensland) Act 2001**.
- 17.4 Any such notice may also be given in the manner provided in section 109X of the **Corporations Act 2001 (Cth)** as if it were being served for the purposes stated in that section or in accordance with the provisions of section 347 of the **Property Law Act 1974 (Qld)**.

18. GUARANTEE AND INDEMNITY

- 18.1 Where Item 3 of the Reference Schedule is completed with the name or names of any person or persons then the succeeding provisions of this clause 18 shall apply.
- 18.2 The Guarantor (and jointly and severally where there is more than one Guarantor) guarantees to the Lessor the timely payment by the Tenant of the Rent and other moneys agreed to be paid by the Tenant under this Agreement and the timely compliance with all the terms by which the Tenant is bound under this Agreement.
- 18.3 The Guarantor will at all times pay to the Lessor on demand and indemnify and keep the Lessor indemnified from and against all losses which the Lessor may suffer or incur consequent upon or arising out of any failure by the Tenant to comply with the terms in a timely manner.

The CM Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2023

Tax Return Label	Date	Account Code	Account Name	Amount \$
B - Income - Gross rent and other leasing and hiring income				
	01/07/2022	28000/48FLINDERS	1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%...	160,000.00
	01/07/2022	28000/248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mar...	58,000.00
Sub-Total				218,000.00
Ignore Cents				0.00
Total				218,000.00

C - Income - Gross interest				
	31/07/2022	25000/AuswideBank77733 S2	Auswide Bank 77733S27	52.67
	31/08/2022	25000/BOQ22705233	BOQ 22705233	6.52
	31/08/2022	25000/AuswideBank77733 S2	Auswide Bank 77733S27	95.16
	30/09/2022	25000/BOQ22705233	BOQ 22705233	5.27
	30/09/2022	25000/AuswideBank77733 S2	Auswide Bank 77733S27	178.51
	31/10/2022	25000/AuswideBank77733 S2	Auswide Bank 77733S27	228.58
	30/11/2022	25000/AuswideBank77733 S2	Auswide Bank 77733S27	206.85
	31/12/2022	25000/AuswideBank77733 S2	Auswide Bank 77733S27	2.82
	31/01/2023	25000/AuswideBank77733 S2	Auswide Bank 77733S27	2.93
	28/02/2023	25000/AuswideBank77733 S2	Auswide Bank 77733S27	2.65
	31/03/2023	25000/AuswideBank77733 S2	Auswide Bank 77733S27	2.94
	30/04/2023	25000/AuswideBank77733 S2	Auswide Bank 77733S27	2.85
	31/05/2023	25000/BOQ22705233	BOQ 22705233	6.82
	31/05/2023	25000/AuswideBank77733 S2	Auswide Bank 77733S27	2.95
	28/06/2023	25000/Auswide77733I91	Auswide Bank Acc 77733I91	4,167.40
	30/06/2023	25000/AuswideBank77733 S2	Auswide Bank 77733S27	18.90
Sub-Total				4,983.82
Ignore Cents				0.82
Total				4,983.00

R2 - Assessable personal contributions				
	04/11/2022	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation (Accumulation)	59.00
	19/11/2022	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation (Accumulation)	290.00
	30/12/2022	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation (Accumulation)	7,939.39
	30/03/2023	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation (Accumulation)	7,939.39
	30/04/2023	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation (Accumulation)	7,939.39
	30/06/2023	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation (Accumulation)	2,570.08
	30/06/2023	24200/HERFIO00002A	(Contributions) Herron, Fiona Louise - Accumulation (Accumulation...)	27,500.00

The CM Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2023

Tax Return Label	Date	Account Code	Account Name	Amount \$
R2 - Assessable personal contributions				
	30/06/2023	24200/HERMAR00001A	(Contributions) Herron, Mark - Accumulation (Accumulation)	762.75
Sub-Total				55,000.00
Ignore Cents				0.00
Total				55,000.00
R - Assessable contributions (R1 plus R2 plus R3 less R6)				
Assessable personal contributions				55,000.00
Sub-Total				55,000.00
Ignore Cents				0.00
Total				55,000.00
W - GROSS INCOME (Sum of labels A to U)				
				277,983.00
Sub-Total				277,983.00
Ignore Cents				0.00
Total				277,983.00
V - TOTAL ASSESSABLE INCOME (W less Y)				
				277,983.00
Sub-Total				277,983.00
Ignore Cents				0.00
Total				277,983.00
A1 - Expenses - Interest expenses within Australia				
	30/06/2023	42010/48FLINDERS	1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%...	41,759.70
	30/06/2023	42010/248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mar...	15,151.58
Sub-Total				56,911.28
Ignore Cents				0.28
Total				56,911.00
D1 - Expenses - Capital works expenditure				
Tax Adjustment - Capital Works Expenditure (D1)		48FLINDERS	1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust)	35,780.00
Tax Adjustment - Capital Works Expenditure (D1)		248Flinders	2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust)	11,950.00
Sub-Total				47,730.00
Ignore Cents				0.00
Total				47,730.00
E1 - Expenses - Decline in value of depreciating assets				
	30/06/2023	33400/48FLINFO	Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Alloc...	4,894.22
	30/06/2023	33400/Unit2-Capital Works	Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allo...	8,826.96

The CM Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2023

Tax Return Label	Date	Account Code	Account Name	Amount \$
E1 - Expenses - Decline in value of depreciating assets				
Tax Adjustment - Decline in value of depreciating assets (E1)				12,865.00
Tax Adjustment - Decline in value of depreciating assets (E1)				14,986.00
Sub-Total				41,572.18
Ignore Cents				0.18
Total				41,572.00
F1 - Expenses - Insurance Premiums				
	24/05/2023	39000/HERMAR00001A	(Life Insurance Premiums) Herron, Mark - Accumulation (Accumulati...	10,747.53
	22/05/2023	39000/HERFIO00002A	(Life Insurance Premiums) Herron, Fiona Louise - Accumulation (Ac...	7,895.06
Sub-Total				18,642.59
Ignore Cents				0.59
Total				18,642.00
H1 - Expenses - SMSF auditor fee				
	06/04/2023	30700	Auditor's Remuneration	440.00
Sub-Total				440.00
Ignore Cents				0.00
Total				440.00
I1 - Expenses - Investment expenses				
	30/06/2023	32601	Borrowing Expenses	465.75
Sub-Total				465.75
Ignore Cents				0.75
Total				465.00
J1 - Expenses - Management and administration expenses				
	31/07/2022	31500	Bank Charges	1.30
	31/08/2022	31500	Bank Charges	1.30
	30/09/2022	31500	Bank Charges	2.60
	31/10/2022	31500	Bank Charges	1.30
	04/11/2022	30800	ASIC Fees	59.00
	19/11/2022	30800	ASIC Fees	290.00
	31/12/2022	31500	Bank Charges	0.65
	06/04/2023	30100	Accountancy Fees	3,850.00
	31/05/2023	31500	Bank Charges	1.00
	30/06/2023	31500	Bank Charges	0.65
	02/05/2023	30400	ATO Supervisory Levy	259.00
Sub-Total				4,466.80
Ignore Cents				0.80
Total				4,466.00
N - TOTAL DEDUCTIONS				170,226.00

The CM Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2023

Tax Return Label	Date	Account Code	Account Name	Amount
N - TOTAL DEDUCTIONS				
Sub-Total				170,226.00
Ignore Cents				0.00
Total				170,226.00
O - TAXABLE INCOME OR LOSS				
Sub-Total				107,757.00
Ignore Cents				0.00
Total				107,757.00
Z - TOTAL SMSF EXPENSES				
Sub-Total				170,226.00
Ignore Cents				0.00
Total				170,226.00
A - Taxable income				
Sub-Total				107,757.00
Ignore Cents				0.00
Total				107,757.00
T1 - Tax on taxable income				
Sub-Total				16,163.55
Ignore Cents				0.00
Total				16,163.55
B - Gross Tax				
Sub-Total				16,163.55
Ignore Cents				0.00
Total				16,163.55
T2 - SUBTOTAL				
Sub-Total				16,163.55
Ignore Cents				0.00
Total				16,163.55
T3 - SUBTOTAL 2				
Sub-Total				16,163.55
Ignore Cents				0.00
Total				16,163.55
T5 - TAX PAYABLE				

The CM Superannuation Fund

Tax Reconciliation Report

For the year ended 30 June 2023

Tax Return Label	Date	Account Code	Account Name	Amount \$
T5 - TAX PAYABLE				
				16,163.55
Sub-Total				16,163.55
Ignore Cents				0.00
Total				16,163.55
K - PAYG instalments raised				
	22/05/2023	85000	Income Tax Payable/Refundable	488.00
	30/06/2023	85000	Income Tax Payable/Refundable	488.00
Sub-Total				976.00
Ignore Cents				0.00
Total				976.00
L - Supervisory levy				
				259.00
Sub-Total				259.00
Ignore Cents				0.00
Total				259.00
S - AMOUNT DUE OR REFUNDABLE				
				15,446.55
Sub-Total				15,446.55
Ignore Cents				0.00
Total				15,446.55

The CM Superannuation Fund
Statement of Taxable Income

For the year ended 30 June 2023

	2023
	\$
Benefits accrued as a result of operations	667,057.40
Less	
Increase in MV of investments	503,721.18
Tax Adjustment - Decline in value of depreciating assets (E1)	27,851.00
Tax Adjustment - Capital Works Expenditure (D1)	47,730.00
	<hr/> 579,302.18
Add	
Pension Payments	20,000.00
	<hr/> 20,000.00
SMSF Annual Return Rounding	1.78
	<hr/> 1.78
Taxable Income or Loss	<hr/> 107,757.00
Income Tax on Taxable Income or Loss	16,163.55
	<hr/> 16,163.55
CURRENT TAX OR REFUND	<hr/> 16,163.55
Supervisory Levy	259.00
Income Tax Instalments Paid	(976.00)
	<hr/> (717.00)
AMOUNT DUE OR REFUNDABLE	<hr/> 15,446.55

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<u>(Contributions) Herron, Fiona Louise - Accumulation (HERFIO00002A)</u>					
30/06/2023	Personal Super Contributions			27,500.00	27,500.00 CR
				27,500.00	27,500.00 CR
<u>(Contributions) Herron, Mark - Accumulation (HERMAR00001A)</u>					
04/11/2022	ASIC - CM F Super Pty Ltd			59.00	59.00 CR
19/11/2022	ASIC - CM F Property Investment Pty Ltd			290.00	349.00 CR
30/12/2022	Outstanding Unit 1 Loan Repayment - \$7,939.39			7,939.39	8,288.39 CR
30/03/2023	Outstanding Unit 1 Loan Repayment - \$7,939.39			7,939.39	16,227.78 CR
30/04/2023	Outstanding Unit 1 Loan Repayment - \$7,939.39			7,939.39	24,167.17 CR
30/06/2023	Outstanding Unit 2 Loan Repayment			2,570.08	26,737.25 CR
30/06/2023	Personal Super Contributions			762.75	27,500.00 CR
				27,500.00	27,500.00 CR
Changes in Market Values of Investments (24700)					
<u>Changes in Market Values of Investments (24700)</u>					
31/08/2022	Revaluation - 30/08/2022 @ \$0.009000 (System Price) - 7,546.000000 Units on hand (PWN.AX)		7.55		7.55 DR
30/09/2022	Revaluation - 29/09/2022 @ \$0.008000 (System Price) - 7,546.000000 Units on hand (PWN.AX)		7.54		15.09 DR
31/10/2022	Revaluation - 28/10/2022 @ \$0.008500 (System Price) - 7,546.000000 Units on hand (PWN.AX)			3.77	11.32 DR
30/11/2022	Revaluation - 29/11/2022 @ \$0.008000 (System Price) - 7,546.000000 Units on hand (PWN.AX)		3.77		15.09 DR
31/12/2022	Revaluation - 30/12/2022 @ \$0.010000 (System Price) - 7,546.000000 Units on hand (PWN.AX)			15.09	0.00 DR
31/01/2023	Revaluation - 30/01/2023 @ \$0.009000 (System Price) - 7,546.000000 Units on hand (PWN.AX)		7.55		7.55 DR
31/03/2023	Revaluation - 29/03/2023 @ \$0.010000 (System Price) - 7,546.000000 Units on hand (PWN.AX)			7.55	0.00 DR
30/04/2023	Revaluation - 28/04/2023 @ \$0.011000 (System Price) - 7,546.000000 Units on hand (PWN.AX)			7.55	7.55 CR
31/05/2023	Revaluation - 30/05/2023 @ \$0.010000 (System Price) - 7,546.000000 Units on hand (PWN.AX)		7.55		0.00 DR
30/06/2023	Revaluation - 29/06/2023 @ \$0.011000 (System Price) - 7,546.000000 Units on hand (PWN.AX)			7.55	7.55 CR
30/06/2023	Revaluation - 30/06/2023 @ \$0.010000 (System Price) - 7,546.000000 Units on hand (PWN.AX)		7.55		0.00 DR
30/06/2023	Revaluation - 30/06/2023 @ \$2,148,702.460000 (Exit) - 1.000000 Units on hand (48FLINDERS)			24,894.22	24,894.22 CR
30/06/2023	Revaluation - 30/06/2023 @ \$966,498.360000 (Exit) - 1.000000 Units on hand (248Flinders)			478,826.96	503,721.18 CR
			41.51	503,762.69	503,721.18 CR
Interest Received (25000)					
<u>Auswide Bank Acc 77733191 (Auswide77733191)</u>					
28/06/2023	Interest			4,167.40	4,167.40 CR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
				4,167.40	4,167.40 CR
<u>Auswide Bank 77733S27 (AuswideBank77733S2)</u>					
31/07/2022	Interest			52.67	52.67 CR
31/08/2022	Interest			95.16	147.83 CR
30/09/2022	Interest			178.51	326.34 CR
31/10/2022	Interest			228.58	554.92 CR
30/11/2022	Interest			206.85	761.77 CR
31/12/2022	Interest			2.82	764.59 CR
31/01/2023	Interest			2.93	767.52 CR
28/02/2023	Interest			2.65	770.17 CR
31/03/2023	Interest			2.94	773.11 CR
30/04/2023	Interest			2.85	775.96 CR
31/05/2023	Interest			2.95	778.91 CR
30/06/2023	Interest			18.90	797.81 CR
				797.81	797.81 CR
<u>BOQ 22705233 (BOQ22705233)</u>					
31/08/2022	Interest			6.52	6.52 CR
30/09/2022	Interest			5.27	11.79 CR
31/05/2023	Interest			6.82	18.61 CR
				18.61	18.61 CR
Rental Income (28000)					
<u>2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust) (248Flinders)</u>					
01/07/2022	2023 Rent - Unit 2 (Paid in 2022 FY)			58,000.00	58,000.00 CR
				58,000.00	58,000.00 CR
<u>1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust) (48FLINDERS)</u>					
01/07/2022	2023 Rent - Unit 1 (Paid in 2022 FY)			160,000.00	160,000.00 CR
				160,000.00	160,000.00 CR
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
06/04/2023	Accounting Fee		3,850.00		3,850.00 DR
			3,850.00		3,850.00 DR
ATO Supervisory Levy (30400)					
<u>ATO Supervisory Levy (30400)</u>					
02/05/2023	DEPOSIT?		259.00		259.00 DR
			259.00		259.00 DR
Auditor's Remuneration (30700)					
<u>Auditor's Remuneration (30700)</u>					
06/04/2023	Accounting Fee		440.00		440.00 DR
			440.00		440.00 DR
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
04/11/2022	ASIC - CM F Super Pty Ltd		59.00		59.00 DR
19/11/2022	ASIC - CM F Property Investment Pty Ltd		290.00		349.00 DR
			349.00		349.00 DR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Bank Charges (31500)					
Bank Charges (31500)					
31/07/2022	Bank Fee		1.30		1.30 DR
31/08/2022	Bank Fee		1.30		2.60 DR
30/09/2022	Bank Fee		2.60		5.20 DR
31/10/2022	Bank Fee		1.30		6.50 DR
31/12/2022	Bank Fee		0.65		7.15 DR
31/05/2023	Bank Fee		1.00		8.15 DR
30/06/2023	Bank Fee		0.65		8.80 DR
			8.80		8.80 DR
Borrowing Expenses (32601)					
Borrowing Expenses (32601)					
30/06/2023	W/O Borrowing Cost		465.75		465.75 DR
			465.75		465.75 DR
Depreciation (33400)					
Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%) (48FLINFO)					
30/06/2023	Depreciation for the period {2023}		4,894.22		4,894.22 DR
			4,894.22		4,894.22 DR
Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%) (Unit2-Capital Works)					
30/06/2023	Depreciation for the period {2023}		8,826.96		8,826.96 DR
			8,826.96		8,826.96 DR
Life Insurance Premiums (39000)					
(Life Insurance Premiums) Herron, Fiona Louise - Accumulation (HERFIO00002A)					
22/05/2023	Asteron Life		7,895.06		7,895.06 DR
			7,895.06		7,895.06 DR
(Life Insurance Premiums) Herron, Mark - Accumulation (HERMAR00001A)					
24/05/2023	Asteron Life		10,747.53		10,747.53 DR
			10,747.53		10,747.53 DR
Pensions Paid (41600)					
(Pensions Paid) Waugh, Coral - Pension (Pension) (WAUCOR00001P)					
26/06/2023	to Coral Waugh		20,000.00		20,000.00 DR
			20,000.00		20,000.00 DR
Property Expenses - Interest on Loans (42010)					
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust) (248Flinders)					
30/06/2023	Loan Interest - Unit 2		15,151.58		15,151.58 DR
			15,151.58		15,151.58 DR
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust) (48FLINDERS)					
30/06/2023	Unit 1 - Loan Interest		41,759.70		41,759.70 DR
			41,759.70		41,759.70 DR
Income Tax Expense (48500)					
Income Tax Expense (48500)					
30/06/2023	Create Entries - Income Tax Expense - 30/06/2023		16,163.55		16,163.55 DR
			16,163.55		16,163.55 DR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Profit/Loss Allocation Account (49000)					
<u>Profit/Loss Allocation Account (49000)</u>					
31/08/2022	Profit/Loss Allocation - 31/08/2022			3.78	3.78 CR
31/08/2022	Profit/Loss Allocation - 31/08/2022			3.77	7.55 CR
30/09/2022	Profit/Loss Allocation - 30/09/2022			3.77	11.32 CR
30/09/2022	Profit/Loss Allocation - 30/09/2022			3.77	15.09 CR
31/10/2022	Profit/Loss Allocation - 31/10/2022		1.89		13.20 CR
31/10/2022	Profit/Loss Allocation - 31/10/2022		1.88		11.32 CR
04/11/2022	System Member Journals		50.15		38.83 DR
19/11/2022	System Member Journals		246.50		285.33 DR
30/11/2022	Profit/Loss Allocation - 30/11/2022			1.89	283.44 DR
30/11/2022	Profit/Loss Allocation - 30/11/2022			1.88	281.56 DR
30/12/2022	System Member Journals		6,748.48		7,030.04 DR
31/12/2022	Profit/Loss Allocation - 31/12/2022		7.55		7,037.59 DR
31/12/2022	Profit/Loss Allocation - 31/12/2022		7.54		7,045.13 DR
31/01/2023	Profit/Loss Allocation - 31/01/2023			3.78	7,041.35 DR
31/01/2023	Profit/Loss Allocation - 31/01/2023			3.77	7,037.58 DR
30/03/2023	System Member Journals		6,748.48		13,786.06 DR
31/03/2023	Profit/Loss Allocation - 31/03/2023		3.78		13,789.84 DR
31/03/2023	Profit/Loss Allocation - 31/03/2023		3.77		13,793.61 DR
30/04/2023	Profit/Loss Allocation - 30/04/2023		3.78		13,797.39 DR
30/04/2023	Profit/Loss Allocation - 30/04/2023		3.77		13,801.16 DR
30/04/2023	System Member Journals		6,748.48		20,549.64 DR
22/05/2023	System Member Journals			6,710.80	13,838.84 DR
24/05/2023	System Member Journals			9,135.40	4,703.44 DR
31/05/2023	Profit/Loss Allocation - 31/05/2023			3.78	4,699.66 DR
31/05/2023	Profit/Loss Allocation - 31/05/2023			3.77	4,695.89 DR
26/06/2023	System Member Journals			20,000.00	15,304.11 CR
30/06/2023	Profit/Loss Allocation - 30/06/2023		3.78		15,300.33 CR
30/06/2023	Profit/Loss Allocation - 30/06/2023		3.77		15,296.56 CR
30/06/2023	System Member Journals		2,184.57		13,111.99 CR
30/06/2023	System Member Journals		23,375.00		10,263.01 DR
30/06/2023	System Member Journals		648.34		10,911.35 DR
30/06/2023	Create Entries - Profit/Loss Allocation - 30/06/2023		325,885.33		336,796.68 DR
30/06/2023	Create Entries - Profit/Loss Allocation - 30/06/2023			924.33	335,872.35 DR
30/06/2023	Create Entries - Profit/Loss Allocation - 30/06/2023		325,731.44		661,603.79 DR
30/06/2023	Create Entries - Income Tax Expense Allocation - 30/06/2023			5,255.37	656,348.42 DR
30/06/2023	Create Entries - Income Tax Expense Allocation - 30/06/2023			5,454.57	650,893.85 DR
30/06/2023	Create Entries - Profit allocation adjustment - 30/06/2023			2,944.77	647,949.08 DR
30/06/2023	Create Entries - Profit allocation adjustment - 30/06/2023		5,889.54		653,838.62 DR
30/06/2023	Create Entries - Profit allocation adjustment - 30/06/2023			2,944.77	650,893.85 DR
			704,297.82	53,403.97	650,893.85 DR
Opening Balance (50010)					
<u>(Opening Balance) Herron, Fiona Louise - Accumulation (HERFIO00002A)</u>					

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/07/2022	Opening Balance				829,343.24 CR
01/07/2022	Close Period Journal			91,664.81	921,008.05 CR
				91,664.81	921,008.05 CR
<u>(Opening Balance) Herron, Mark - Accumulation (HERMAR00001A)</u>					
01/07/2022	Opening Balance				790,990.53 CR
01/07/2022	Close Period Journal			90,347.34	881,337.87 CR
				90,347.34	881,337.87 CR
<u>(Opening Balance) Waugh, Coral - Pension (Pension) (WAUCOR00001P)</u>					
01/07/2022	Opening Balance				221,120.26 CR
01/07/2022	Close Period Journal		19,228.00		201,892.26 CR
			19,228.00		201,892.26 CR
Contributions (52420)					
<u>(Contributions) Herron, Fiona Louise - Accumulation (HERFIO00002A)</u>					
01/07/2022	Opening Balance				74,804.34 CR
01/07/2022	Close Period Journal		74,804.34		0.00 DR
30/06/2023	System Member Journals			27,500.00	27,500.00 CR
			74,804.34	27,500.00	27,500.00 CR
<u>(Contributions) Herron, Mark - Accumulation (HERMAR00001A)</u>					
01/07/2022	Opening Balance				74,433.33 CR
01/07/2022	Close Period Journal		74,433.33		0.00 DR
04/11/2022	System Member Journals			59.00	59.00 CR
19/11/2022	System Member Journals			290.00	349.00 CR
30/12/2022	System Member Journals			7,939.39	8,288.39 CR
30/03/2023	System Member Journals			7,939.39	16,227.78 CR
30/04/2023	System Member Journals			7,939.39	24,167.17 CR
30/06/2023	System Member Journals			2,570.08	26,737.25 CR
30/06/2023	System Member Journals			762.75	27,500.00 CR
			74,433.33	27,500.00	27,500.00 CR
Share of Profit/(Loss) (53100)					
<u>(Share of Profit/(Loss)) Herron, Fiona Louise - Accumulation (HERFIO00002A)</u>					
01/07/2022	Opening Balance				24,004.58 CR
01/07/2022	Close Period Journal		24,004.58		0.00 DR
31/08/2022	Profit/Loss Allocation - 31/08/2022		3.77		3.77 DR
30/09/2022	Profit/Loss Allocation - 30/09/2022		3.77		7.54 DR
31/10/2022	Profit/Loss Allocation - 31/10/2022			1.88	5.66 DR
30/11/2022	Profit/Loss Allocation - 30/11/2022		1.88		7.54 DR
31/12/2022	Profit/Loss Allocation - 31/12/2022			7.54	0.00 DR
31/01/2023	Profit/Loss Allocation - 31/01/2023		3.77		3.77 DR
31/03/2023	Profit/Loss Allocation - 31/03/2023			3.77	0.00 DR
30/04/2023	Profit/Loss Allocation - 30/04/2023			3.77	3.77 CR
31/05/2023	Profit/Loss Allocation - 31/05/2023		3.77		0.00 DR
30/06/2023	Profit/Loss Allocation - 30/06/2023			3.77	3.77 CR
30/06/2023	Create Entries - Profit/Loss Allocation - 30/06/2023			325,731.44	325,735.21 CR
30/06/2023	Create Entries - Profit allocation adjustment - 30/06/2023		2,944.77		322,790.44 CR
			26,966.31	325,752.17	322,790.44 CR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
<u>(Share of Profit/(Loss)) Herron, Mark - Accumulation (HERMAR00001A)</u>					
01/07/2022	Opening Balance				24,535.94 CR
01/07/2022	Close Period Journal		24,535.94		0.00 DR
31/08/2022	Profit/Loss Allocation - 31/08/2022		3.78		3.78 DR
30/09/2022	Profit/Loss Allocation - 30/09/2022		3.77		7.55 DR
31/10/2022	Profit/Loss Allocation - 31/10/2022			1.89	5.66 DR
30/11/2022	Profit/Loss Allocation - 30/11/2022		1.89		7.55 DR
31/12/2022	Profit/Loss Allocation - 31/12/2022			7.55	0.00 DR
31/01/2023	Profit/Loss Allocation - 31/01/2023		3.78		3.78 DR
31/03/2023	Profit/Loss Allocation - 31/03/2023			3.78	0.00 DR
30/04/2023	Profit/Loss Allocation - 30/04/2023			3.78	3.78 CR
31/05/2023	Profit/Loss Allocation - 31/05/2023		3.78		0.00 DR
30/06/2023	Profit/Loss Allocation - 30/06/2023			3.78	3.78 CR
30/06/2023	Create Entries - Profit/Loss Allocation - 30/06/2023			325,885.33	325,889.11 CR
30/06/2023	Create Entries - Profit allocation adjustment - 30/06/2023		2,944.77		322,944.34 CR
			27,497.71	325,906.11	322,944.34 CR
<u>(Share of Profit/(Loss)) Waugh, Coral - Pension (Pension) (WAUCOR00001P)</u>					
01/07/2022	Opening Balance				772.00 CR
01/07/2022	Close Period Journal		772.00		0.00 DR
30/06/2023	Create Entries - Profit/Loss Allocation - 30/06/2023		924.33		924.33 DR
30/06/2023	Create Entries - Profit allocation adjustment - 30/06/2023			5,889.54	4,965.21 CR
			1,696.33	5,889.54	4,965.21 CR
Income Tax (53330)					
<u>(Income Tax) Herron, Fiona Louise - Accumulation (HERFIO00002A)</u>					
01/07/2022	Opening Balance				3,097.26 CR
01/07/2022	Close Period Journal		3,097.26		0.00 DR
22/05/2023	System Member Journals			1,184.26	1,184.26 CR
30/06/2023	Create Entries - Income Tax Expense Allocation - 30/06/2023		5,454.57		4,270.31 DR
			8,551.83	1,184.26	4,270.31 DR
<u>(Income Tax) Herron, Mark - Accumulation (HERMAR00001A)</u>					
01/07/2022	Opening Balance				3,237.84 CR
01/07/2022	Close Period Journal		3,237.84		0.00 DR
24/05/2023	System Member Journals			1,612.13	1,612.13 CR
30/06/2023	Create Entries - Income Tax Expense Allocation - 30/06/2023		5,255.37		3,643.24 DR
			8,493.21	1,612.13	3,643.24 DR
Contributions Tax (53800)					
<u>(Contributions Tax) Herron, Fiona Louise - Accumulation (HERFIO00002A)</u>					
01/07/2022	Opening Balance				4,125.00 DR
01/07/2022	Close Period Journal			4,125.00	0.00 DR
30/06/2023	System Member Journals		4,125.00		4,125.00 DR
			4,125.00	4,125.00	4,125.00 DR
<u>(Contributions Tax) Herron, Mark - Accumulation (HERMAR00001A)</u>					
01/07/2022	Opening Balance				4,125.00 DR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/07/2022	Close Period Journal			4,125.00	0.00 DR
04/11/2022	System Member Journals		8.85		8.85 DR
19/11/2022	System Member Journals		43.50		52.35 DR
30/12/2022	System Member Journals		1,190.91		1,243.26 DR
30/03/2023	System Member Journals		1,190.91		2,434.17 DR
30/04/2023	System Member Journals		1,190.91		3,625.08 DR
30/06/2023	System Member Journals		385.51		4,010.59 DR
30/06/2023	System Member Journals		114.41		4,125.00 DR
			4,125.00	4,125.00	4,125.00 DR
Life Insurance Premiums (53920)					
<u>(Life Insurance Premiums) Herron, Fiona Louise - Accumulation (HERFIO00002A)</u>					
01/07/2022	Opening Balance				6,116.37 DR
01/07/2022	Close Period Journal			6,116.37	0.00 DR
22/05/2023	System Member Journals		7,895.06		7,895.06 DR
			7,895.06	6,116.37	7,895.06 DR
<u>(Life Insurance Premiums) Herron, Mark - Accumulation (HERMAR00001A)</u>					
01/07/2022	Opening Balance				7,734.77 DR
01/07/2022	Close Period Journal			7,734.77	0.00 DR
24/05/2023	System Member Journals		10,747.53		10,747.53 DR
			10,747.53	7,734.77	10,747.53 DR
Pensions Paid (54160)					
<u>(Pensions Paid) Waugh, Coral - Pension (Pension) (WAUCOR00001P)</u>					
01/07/2022	Opening Balance				20,000.00 DR
01/07/2022	Close Period Journal			20,000.00	0.00 DR
26/06/2023	System Member Journals		20,000.00		20,000.00 DR
			20,000.00	20,000.00	20,000.00 DR
Bank Accounts (60400)					
<u>Auswide Bank Acc 77733I91 (Auswide77733I91)</u>					
28/11/2022	Transfer 33I9.1		205,000.00		205,000.00 DR
28/06/2023	Transfer from 33I9.1			4,167.40	200,832.60 DR
28/06/2023	Transfer from 33I9.1			205,000.00	4,167.40 CR
28/06/2023	Interest		4,167.40		0.00 DR
			209,167.40	209,167.40	0.00 DR
<u>Auswide Bank 77733S1 (AuswideBank77733S1)</u>					
01/07/2022	Opening Balance				1,301.04 DR
					1,301.04 DR
<u>Auswide Bank 77733S27 (AuswideBank77733S2)</u>					
01/07/2022	Opening Balance				206,702.56 DR
31/07/2022	Interest		52.67		206,755.23 DR
31/08/2022	Interest		95.16		206,850.39 DR
30/09/2022	Interest		178.51		207,028.90 DR
31/10/2022	Interest		228.58		207,257.48 DR
28/11/2022	Transfer 33I9.1			205,000.00	2,257.48 DR
30/11/2022	Interest		206.85		2,464.33 DR
31/12/2022	Interest		2.82		2,467.15 DR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
31/01/2023	Interest		2.93		2,470.08 DR
28/02/2023	Interest		2.65		2,472.73 DR
31/03/2023	Interest		2.94		2,475.67 DR
30/04/2023	Interest		2.85		2,478.52 DR
31/05/2023	Interest		2.95		2,481.47 DR
28/06/2023	Transfer from 3319.1		4,167.40		6,648.87 DR
28/06/2023	Transfer from 3319.1		205,000.00		211,648.87 DR
30/06/2023	Interest		18.90		211,667.77 DR
			209,965.21	205,000.00	211,667.77 DR
BOQ 22705233 (BOQ22705233)					
01/07/2022	Opening Balance				284.56 DR
01/07/2022	from Herron Accountants		4,000.00		4,284.56 DR
01/07/2022	ATO			1,000.00	3,284.56 DR
06/07/2022	from Herron Accountants		5,000.00		8,284.56 DR
06/07/2022	NO. 10 Pty Ltd			7,939.39	345.17 DR
11/07/2022	from Herron Accountants		3,000.00		3,345.17 DR
11/07/2022	NO. 10 Pty Ltd			2,570.08	775.09 DR
31/07/2022	Bank Fee			1.30	773.79 DR
01/08/2022	from Herron Accountants		8,000.00		8,773.79 DR
01/08/2022	NO. 10 Pty Ltd			7,939.39	834.40 DR
05/08/2022	ATO [ATO]		32,675.00		33,509.40 DR
12/08/2022	NO. 10 Pty Ltd			2,570.08	30,939.32 DR
31/08/2022	Bank Fee			1.30	30,938.02 DR
31/08/2022	Interest		6.52		30,944.54 DR
03/09/2022	NO. 10 Pty Ltd			7,939.39	23,005.15 DR
03/09/2022	NO. 10 Pty Ltd			2,570.08	20,435.07 DR
22/09/2022	NO. 10 Pty Ltd			7,939.39	12,495.68 DR
22/09/2022	NO. 10 Pty Ltd			2,570.08	9,925.60 DR
30/09/2022	Bank Fee			2.60	9,923.00 DR
30/09/2022	Interest		5.27		9,928.27 DR
31/10/2022	NO. 10 Pty Ltd			7,939.39	1,988.88 DR
31/10/2022	from Herron Accountants		1,000.00		2,988.88 DR
31/10/2022	NO. 10 Pty Ltd			2,570.08	418.80 DR
31/10/2022	Bank Fee			1.30	417.50 DR
04/12/2022	from Herron Accountants		1,000.00		1,417.50 DR
04/12/2022	from Herron Accountants		1,500.00		2,917.50 DR
04/12/2022	error			2,570.08	347.42 DR
06/12/2022	error		2,570.08		2,917.50 DR
07/12/2022	from Herron Accountants		2,000.00		4,917.50 DR
07/12/2022	from Herron Accountants		2,000.00		6,917.50 DR
08/12/2022	from Herron Accountants		2,000.00		8,917.50 DR
13/12/2022	from Herron Accountants		1,000.00		9,917.50 DR
31/12/2022	Bank Fee			0.65	9,916.85 DR
05/01/2023	NO. 10 Pty Ltd			7,939.39	1,977.46 DR
05/01/2023	from Herron Accountants		1,000.00		2,977.46 DR
05/01/2023	NO. 10 Pty Ltd			2,570.08	407.38 DR
11/01/2023	from Herron Accountants		2,500.00		2,907.38 DR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
11/01/2023	Coles Mastercard - No.10 Pty Ltd Loan repayment			2,570.08	337.30 DR
11/01/2023	from Herron Accountants		3,000.00		3,337.30 DR
11/01/2023	NO. 10 Pty Ltd [Herron Fee - Reversed but paid]			2,948.00	389.30 DR
17/02/2023	from Herron Accountants		8,000.00		8,389.30 DR
17/02/2023	NO. 10 Pty Ltd			7,939.39	449.91 DR
08/03/2023	from Herron Accountants		2,500.00		2,949.91 DR
08/03/2023	NO. 10 Pty Ltd			2,570.08	379.83 DR
06/04/2023	from Herron Accountants		5,000.00		5,379.83 DR
06/04/2023	Accounting Fee			4,290.00	1,089.83 DR
14/04/2023	from Herron Accountants		2,000.00		3,089.83 DR
14/04/2023	NO. 10 Pty Ltd			2,570.08	519.75 DR
02/05/2023	DEPOSIT?		3,169.10		3,688.85 DR
05/05/2023	error			10,747.53	7,058.68 CR
07/05/2023	from Herron Accountants		8,000.00		941.32 DR
08/05/2023	error		10,747.53		11,688.85 DR
16/05/2023	from Herron Accountants		5,000.00		16,688.85 DR
16/05/2023	NO. 10 Pty Ltd			2,570.08	14,118.77 DR
16/05/2023	NO. 10 Pty Ltd			2,570.08	11,548.69 DR
22/05/2023	Asteron Life			7,895.06	3,653.63 DR
22/05/2023	from Herron Accountants		12,000.00		15,653.63 DR
22/05/2023	ATO			11,397.00	4,256.63 DR
22/05/2023	from Herron Accountants		8,000.00		12,256.63 DR
24/05/2023	Asteron Life			10,747.53	1,509.10 DR
25/05/2023	from Herron Accountants		7,000.00		8,509.10 DR
25/05/2023	NO. 10 Pty Ltd			7,939.39	569.71 DR
31/05/2023	Bank Fee			1.00	568.71 DR
31/05/2023	Interest		6.82		575.53 DR
26/06/2023	from Herron Accountants		20,000.00		20,575.53 DR
26/06/2023	to Coral Waugh			20,000.00	575.53 DR
30/06/2023	Bank Fee			0.65	574.88 DR
			163,680.32	163,390.00	574.88 DR
DummyAcc (DummyAccCM)					
01/07/2022	from Herron Accountants			4,000.00	4,000.00 CR
06/07/2022	from Herron Accountants			5,000.00	9,000.00 CR
11/07/2022	from Herron Accountants			3,000.00	12,000.00 CR
01/08/2022	from Herron Accountants			8,000.00	20,000.00 CR
31/10/2022	from Herron Accountants			1,000.00	21,000.00 CR
04/12/2022	from Herron Accountants			1,000.00	22,000.00 CR
04/12/2022	from Herron Accountants			1,500.00	23,500.00 CR
04/12/2022	error		2,570.08		20,929.92 CR
06/12/2022	error			2,570.08	23,500.00 CR
07/12/2022	from Herron Accountants			2,000.00	25,500.00 CR
07/12/2022	from Herron Accountants			2,000.00	27,500.00 CR
08/12/2022	from Herron Accountants			2,000.00	29,500.00 CR
13/12/2022	from Herron Accountants			1,000.00	30,500.00 CR
05/01/2023	from Herron Accountants			1,000.00	31,500.00 CR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
11/01/2023	from Herron Accountants			2,500.00	34,000.00 CR
11/01/2023	from Herron Accountants			3,000.00	37,000.00 CR
17/02/2023	from Herron Accountants			8,000.00	45,000.00 CR
08/03/2023	from Herron Accountants			2,500.00	47,500.00 CR
06/04/2023	from Herron Accountants			5,000.00	52,500.00 CR
14/04/2023	from Herron Accountants			2,000.00	54,500.00 CR
05/05/2023	error		10,747.53		43,752.47 CR
07/05/2023	from Herron Accountants			8,000.00	51,752.47 CR
08/05/2023	error			10,747.53	62,500.00 CR
16/05/2023	from Herron Accountants			5,000.00	67,500.00 CR
22/05/2023	from Herron Accountants			12,000.00	79,500.00 CR
22/05/2023	from Herron Accountants			8,000.00	87,500.00 CR
25/05/2023	from Herron Accountants			7,000.00	94,500.00 CR
26/06/2023	from Herron Accountants			20,000.00	114,500.00 CR
30/06/2023	Prepaid Rent for 2024 FY		114,500.00		0.00 DR
			127,817.61	127,817.61	0.00 DR
Borrowing Cost (66100)					
Borrowing Cost (66100)					
01/07/2022	Opening Balance				465.75 DR
30/06/2023	W/O Borrowing Cost			465.75	0.00 DR
				465.75	0.00 DR
Sundry Debtors (68000)					
Sundry Debtors (68000)					
11/01/2023	NO. 10 Pty Ltd [Herron Fee - Reversed but paid]		2,948.00		2,948.00 DR
			2,948.00		2,948.00 DR
Fixtures and Fittings (at written down value) - Unitised (72650)					
Building Work - 1/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%) (48FLINFO)					
01/07/2022	Opening Balance	1.00			176,191.76 DR
30/06/2023	Depreciation for the period {2023}			4,894.22	171,297.54 DR
		1.00		4,894.22	171,297.54 DR
Building Works - 2/48 Flinders Parade, North Lakes - Fitout (Allocated - Mark 50% Fiona 50%) (Unit2-Capital Works)					
01/07/2022	Opening Balance	1.00			352,328.60 DR
30/06/2023	Depreciation for the period {2023}			8,826.96	343,501.64 DR
		1.00		8,826.96	343,501.64 DR
Real Estate Properties (Australian - Non Residential) (77250)					
2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust) (248Flinders)					
01/07/2022	Opening Balance	1.00			487,671.40 DR
30/06/2023	Revaluation - 30/06/2023 @ \$966,498.360000 (Exit) - 1.000000 Units on hand		478,826.96		966,498.36 DR
30/06/2023	Create Entries - Capital Works Expenditure Adjustment - 30/06/2023				966,498.36 DR
		1.00	478,826.96		966,498.36 DR
1/48 Flinders Parade, North Lakes (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust) (48FLINDERS)					
01/07/2022	Opening Balance	1.00			2,123,808.24 DR
30/06/2023	Revaluation - 30/06/2023 @ \$2,148,702.460000 (Exit) - 1.000000		24,894.22		2,148,702.46 DR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
	Units on hand				
30/06/2023	Create Entries - Capital Works Expenditure Adjustment - 30/06/2023				2,148,702.46 DR
		1.00	24,894.22		2,148,702.46 DR

Shares in Listed Companies (Australian) (77600)

Parkway Minerals ML (Allocated - Mark 50% Fiona 50%) (PWN.AX)

01/07/2022	Opening Balance	7,546.00			75.46 DR
31/08/2022	Revaluation - 30/08/2022 @ \$0.009000 (System Price) - 7,546.000000 Units on hand			7.55	67.91 DR
30/09/2022	Revaluation - 29/09/2022 @ \$0.008000 (System Price) - 7,546.000000 Units on hand			7.54	60.37 DR
31/10/2022	Revaluation - 28/10/2022 @ \$0.008500 (System Price) - 7,546.000000 Units on hand		3.77		64.14 DR
30/11/2022	Revaluation - 29/11/2022 @ \$0.008000 (System Price) - 7,546.000000 Units on hand			3.77	60.37 DR
31/12/2022	Revaluation - 30/12/2022 @ \$0.010000 (System Price) - 7,546.000000 Units on hand		15.09		75.46 DR
31/01/2023	Revaluation - 30/01/2023 @ \$0.009000 (System Price) - 7,546.000000 Units on hand			7.55	67.91 DR
31/03/2023	Revaluation - 29/03/2023 @ \$0.010000 (System Price) - 7,546.000000 Units on hand		7.55		75.46 DR
30/04/2023	Revaluation - 28/04/2023 @ \$0.011000 (System Price) - 7,546.000000 Units on hand		7.55		83.01 DR
31/05/2023	Revaluation - 30/05/2023 @ \$0.010000 (System Price) - 7,546.000000 Units on hand			7.55	75.46 DR
30/06/2023	Revaluation - 29/06/2023 @ \$0.011000 (System Price) - 7,546.000000 Units on hand		7.55		83.01 DR
30/06/2023	Revaluation - 30/06/2023 @ \$0.010000 (System Price) - 7,546.000000 Units on hand			7.55	75.46 DR
		7,546.00	41.51	41.51	75.46 DR

Parkway Minerals NI (Allocated - Mark 50% Fiona 50%) (PWNCA.AX)

01/07/2022	Opening Balance	1,887.00			0.00 DR
		1,887.00			0.00 DR

GST Payable/Refundable (84000)

GST Payable/Refundable (84000)

01/07/2022	Opening Balance				32,675.00 DR
01/07/2022	2023 Rent - Unit 1 (Paid in 2022 FY)			16,000.00	16,675.00 DR
01/07/2022	2023 Rent - Unit 2 (Paid in 2022 FY)			5,800.00	10,875.00 DR
05/08/2022	ATO [ATO]			32,675.00	21,800.00 CR
22/05/2023	ATO		5,455.00		16,345.00 CR
22/05/2023	ATO		5,454.00		10,891.00 CR
			10,909.00	54,475.00	10,891.00 CR

Income Tax Payable/Refundable (85000)

Income Tax Payable/Refundable (85000)

01/07/2022	Opening Balance				3,428.10 DR
02/05/2023	DEPOSIT?			3,428.10	0.00 DR

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
22/05/2023	ATO		488.00		488.00 DR
30/06/2023	June 23 Instalment		488.00		976.00 DR
30/06/2023	Create Entries - Income Tax Expense - 30/06/2023			16,163.55	15,187.55 CR
			976.00	19,591.65	15,187.55 CR

Limited Recourse Borrowing Arrangements (85500)

2/48 Flinders Parade, North Lakes QLD, Australia (Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF It Could Mean Divorce LRBA Trust) (248Flinders)

01/07/2022	Opening Balance				290,328.77 CR
11/07/2022	NO. 10 Pty Ltd		2,570.08		287,758.69 CR
12/08/2022	NO. 10 Pty Ltd		2,570.08		285,188.61 CR
03/09/2022	NO. 10 Pty Ltd		2,570.08		282,618.53 CR
22/09/2022	NO. 10 Pty Ltd		2,570.08		280,048.45 CR
31/10/2022	NO. 10 Pty Ltd		2,570.08		277,478.37 CR
05/01/2023	NO. 10 Pty Ltd		2,570.08		274,908.29 CR
11/01/2023	Coles Mastercard - No.10 Pty Ltd Loan repayment		2,570.08		272,338.21 CR
08/03/2023	NO. 10 Pty Ltd		2,570.08		269,768.13 CR
14/04/2023	NO. 10 Pty Ltd		2,570.08		267,198.05 CR
16/05/2023	NO. 10 Pty Ltd		2,570.08		264,627.97 CR
16/05/2023	NO. 10 Pty Ltd		2,570.08		262,057.89 CR
30/06/2023	Outstanding Unit 2 Loan Repayment		2,570.08		259,487.81 CR
30/06/2023	Loan Interest - Unit 2			15,151.58	274,639.39 CR
			30,840.96	15,151.58	274,639.39 CR

Loan from No.10 Pty Ltd (1/48 Flinders Parade, Allocated - Mark 50% Fiona 50%, Bare Trust: CM(F) Property Investment P/L ATF 48 Flinders SMSF Trust) (No10Loan1)

01/07/2022	Opening Balance				804,845.52 CR
06/07/2022	NO. 10 Pty Ltd		7,939.39		796,906.13 CR
01/08/2022	NO. 10 Pty Ltd		7,939.39		788,966.74 CR
03/09/2022	NO. 10 Pty Ltd		7,939.39		781,027.35 CR
22/09/2022	NO. 10 Pty Ltd		7,939.39		773,087.96 CR
31/10/2022	NO. 10 Pty Ltd		7,939.39		765,148.57 CR
30/12/2022	Outstanding Unit 1 Loan Repayment - \$7,939.39		7,939.39		757,209.18 CR
05/01/2023	NO. 10 Pty Ltd		7,939.39		749,269.79 CR
17/02/2023	NO. 10 Pty Ltd		7,939.39		741,330.40 CR
30/03/2023	Outstanding Unit 1 Loan Repayment - \$7,939.39		7,939.39		733,391.01 CR
30/04/2023	Outstanding Unit 1 Loan Repayment - \$7,939.39		7,939.39		725,451.62 CR
25/05/2023	NO. 10 Pty Ltd		7,939.39		717,512.23 CR
30/06/2023	Outstanding Unit 1 Loan Repayment - \$7,939.39 (Paid early July 23)		7,939.39		709,572.84 CR
30/06/2023	Unit 1 - Loan Interest			41,759.70	751,332.54 CR
			95,272.68	41,759.70	751,332.54 CR

PAYG Payable (86000)

PAYG Payable (86000)

30/06/2023	June 23 Instalment			488.00	488.00 CR
				488.00	488.00 CR

Sundry Creditors (88000)

Sundry Creditors (88000)

The CM Superannuation Fund

General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/07/2022	Opening Balance				240,800.00 CR
01/07/2022	ATO		1,000.00		239,800.00 CR
01/07/2022	2023 Rent - Unit 1 (Paid in 2022 FY)		176,000.00		63,800.00 CR
01/07/2022	2023 Rent - Unit 2 (Paid in 2022 FY)		63,800.00		0.00 DR
30/06/2023	Prepaid Rent for 2024 FY			114,500.00	114,500.00 CR
30/06/2023	Outstanding Unit 1 Loan Repayment - \$7,939.39 (Paid early July 23)			7,939.39	122,439.39 CR
30/06/2023	Personal Super Contributions		28,262.75		94,176.64 CR
			269,062.75	122,439.39	94,176.64 CR

Commercial Bond (Unit 1, 48 Flinders Pde) (88001)

Commercial Bond (Unit 1, 48 Flinders Pde) (88001)

01/07/2022	Opening Balance				28,770.00 CR
					28,770.00 CR

Commercial Bond (Unit 2, 48 Flinders Pde) (88002)

Commercial Bond (Unit 2, 48 Flinders Pde) (88002)

01/07/2022	Opening Balance				15,950.00 CR
					15,950.00 CR

Total Debits: 2,748,116.75

Total Credits: 2,748,116.75

The CM Superannuation Fund

Create Entries Report

For the period 01 July 2022 to 30 June 2023

Create Entries Financial Year Summary 01 July 2022 - 30 June 2023

Total Profit	Amount
Income	781,705.00
Less Expense	114,647.60
Total Profit	667,057.40

Tax Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	667,057.40
Less Permanent Differences	503,721.18
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	(20,000.00)
Less LIC Deductions	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Adjustment - Capital Works Expenditure (D1)	47,730.00
Less Tax Adjustment - Decline in value of depreciating assets (E1)	27,851.00
Less Tax Losses Deducted	0.00
Add SMSF Annual Return Rounding	1.78
Taxable Income	107,757.00
Income Tax on Taxable Income or Loss	16,163.55

Profit/(Loss) Available for Allocation	Amount
Total Available Profit	650,699.99
Franking Credits	0.00
TFN Credits	0.00
Foreign Credits	0.00
FRW Credits	0.00
Total	650,699.99

Income Tax Expense Available for Allocation	Amount
Income Tax on Taxable Income or Loss	16,163.55
Member Specific Income Tax	(5,453.61)
Total Income Tax Expense Allocation	10,709.94

Final Segment 1 from 01 July 2022 to 30 June 2023

Pool Name 1 &2/48 Flinders Pde

Total Profit	Amount
Income	721,721.18
Less Expense	61,805.50
Total Profit	659,915.68

Create Entries Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	659,915.68
Less Permanent Differences	503,721.18
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Taxable Income	156,194.50
Income Tax on Taxable Income or Loss	23,429.18

Member Pool % Summary	Pool %
Fiona Louise Herron(HERFIO00002A)	50.00
Mark Herron(HERMAR00001A)	50.00

Profit/(Loss) Available for Allocation	
Total Available Profit	659,915.68
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
Total	659,915.68

Allocation to Members	Pool %	Amount
Fiona Louise Herron(HERFIO00002A)	50.00	329,957.84
Mark Herron(HERMAR00001A)	50.00	329,957.84

Pool Name Loan to Herron Accountants

Total Profit	Amount
Income	0.00
Less Expense	0.00
Total Profit	0.00

Create Entries Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	0.00
Less Permanent Differences	0.00
Less Timing Differences	0.00

Create Entries Summary		Amount
Less Exempt Pension Income		0.00
Less Other Non Taxable Income		0.00
Add SMSF Non Deductible Expenses		0.00
Add Other Non Deductible Expenses		0.00
Add Total Franking/Foreign/TFN/FRW Credits		0.00
Less Realised Accounting Capital Gains		0.00
Less Tax Losses Deducted		0.00
Taxable Income		0.00
Income Tax on Taxable Income or Loss		0.00

Member Pool % Summary	Pool %
Coral Waugh(WAUCOR00001P)	100.00

Profit/(Loss) Available for Allocation		Amount
Total Available Profit		0.00
Franking Credits		0.00
TFN Credits		0.00
FRW Credits		0.00
Total		0.00

Allocation to Members	Pool %	Amount
Coral Waugh(WAUCOR00001P)	100.00	0.00

Pool Name Parkway Share

Total Profit		Amount
Income		0.00
Less Expense		0.00
Total Profit		0.00

Create Entries Summary		Amount
Fund Tax Rate		15.00 %
Total Profit		0.00
Less Permanent Differences		0.00
Less Timing Differences		0.00
Less Exempt Pension Income		0.00
Less Other Non Taxable Income		0.00
Add SMSF Non Deductible Expenses		0.00
Add Other Non Deductible Expenses		0.00
Add Total Franking/Foreign/TFN/FRW Credits		0.00
Less Realised Accounting Capital Gains		0.00
Less Tax Losses Deducted		0.00
Taxable Income		0.00
Income Tax on Taxable Income or Loss		0.00

Member Pool % Summary	Pool %
Fiona Louise Herron(HERFIO00002A)	50.00
Mark Herron(HERMAR00001A)	50.00

Profit/(Loss) Available for Allocation

Total Available Profit	0.00
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
Total	0.00

Allocation to Members	Pool %	Amount
Fiona Louise Herron(HERFIO00002A)	50.00	0.00
Mark Herron(HERMAR00001A)	50.00	0.00

Pool Name Parkway Share 2

Total Profit	Amount
Income	0.00
Less Expense	0.00
Total Profit	0.00

Create Entries Summary

Fund Tax Rate	15.00 %
Total Profit	0.00
Less Permanent Differences	0.00
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Taxable Income	0.00
Income Tax on Taxable Income or Loss	0.00

Member Pool % Summary	Pool %
Fiona Louise Herron(HERFIO00002A)	50.00
Mark Herron(HERMAR00001A)	50.00

Profit/(Loss) Available for Allocation

Total Available Profit	0.00
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
Total	0.00

Allocation to Members	Pool %	Amount
Fiona Louise Herron(HERFIO00002A)	50.00	0.00
Mark Herron(HERMAR00001A)	50.00	0.00

Pool Name Unsegregated Pool

Total Profit	Amount
Income	59,983.82
Less Expense	52,842.10
Total Profit	7,141.72

Create Entries Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	7,141.72
Less Permanent Differences	0.00
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	(20,000.00)
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Add Taxable Income Adjustment	(27,141.72)
Taxable Income	0.00
Income Tax on Taxable Income or Loss	(7,265.63)

Member Weighted Balance Summary	Weighting%	Amount
Mark Herron(HERMAR00001A)	44.15	886,660.09
Coral Waugh(WAUCOR00001P)	10.03	201,618.29
Fiona Louise Herron(HERFIO00002A)	45.82	920,206.88

Profit/(Loss) Available for Allocation	Amount
Total Available Profit	(9,215.69)
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
Total	(9,215.69)

Allocation to Members	Weighting%	Amount
Mark Herron(HERMAR00001A)	44.15	(4,068.73)
Coral Waugh(WAUCOR00001P)	10.03	(924.33)
Fiona Louise Herron(HERFIO00002A)	45.82	(4,222.63)

Profit Allocation Adjustments	Amount
Mark Herron (HERMAR00001A)	(2,944.77)
Coral Waugh (WAUCOR00001P)	5,889.54
Fiona Louise Herron (HERFIO00002A)	(2,944.77)

Accumulation Weighted Balance Summary	Weighting%	Amount
Mark Herron(HERMAR00001A)	49.07	886,660.09
Coral Waugh(WAUCOR00001P)	0.00	201,618.29
Fiona Louise Herron(HERFIO00002A)	50.93	920,206.88

Income Tax Expense Available for Allocation	Amount
Income Tax on Taxable Income or Loss(Unsegregated Pool)	(7,265.63)
Member Specific Income Tax	(5,453.61)
Income Tax on Taxable Income or Loss(1 &2/48 Flinders Pde)	23,429.18
Deferred Tax(1 &2/48 Flinders Pde)	0.00
Income Tax on Taxable Income or Loss(Loan to Herron Accountants)	0.00
Deferred Tax(Loan to Herron Accountants)	0.00
Income Tax on Taxable Income or Loss(Parkway Share)	0.00
Deferred Tax(Parkway Share)	0.00
Income Tax on Taxable Income or Loss(Parkway Share 2)	0.00
Deferred Tax(Parkway Share 2)	0.00
Total Income Tax Expense Allocation	10,709.94

Allocation to Members	Weighting%	Amount
Mark Herron(HERMAR00001A)	49.07	5,255.37
Coral Waugh(WAUCOR00001P)	0.00	0.00
Fiona Louise Herron(HERFIO00002A)	50.93	5,454.57

Calculation of daily member weighted balances

Mark Herron (HERMAR00001A)

Member Balance

01/07/2022	50010	Opening Balance	881,337.87	881,337.87
04/11/2022	52420	Contributions	59.00	38.63
04/11/2022	53800	Contributions Tax	(8.85)	(5.79)
19/11/2022	52420	Contributions	290.00	177.97
19/11/2022	53800	Contributions Tax	(43.50)	(26.70)
30/12/2022	52420	Contributions	7,939.39	3,980.57
30/12/2022	53800	Contributions Tax	(1,190.91)	(597.09)
30/03/2023	52420	Contributions	7,939.39	2,022.91
30/03/2023	53800	Contributions Tax	(1,190.91)	(303.44)
30/04/2023	52420	Contributions	7,939.39	1,348.61
30/04/2023	53800	Contributions Tax	(1,190.91)	(202.29)
24/05/2023	53920	Life Insurance Premiums	(10,747.53)	(1,118.92)
30/06/2023	52420	Contributions	2,570.08	7.04
30/06/2023	52420	Contributions	762.75	2.09
30/06/2023	53800	Contributions Tax	(385.51)	(1.06)
30/06/2023	53800	Contributions Tax	(114.41)	(0.31)
		Total Amount (Weighted)		886,660.09

Coral Waugh (WAUCOR00001P)

Member Balance

01/07/2022	50010	Opening Balance	201,892.26	201,892.26
26/06/2023	54160	Pensions Paid	(20,000.00)	(273.97)
		Total Amount (Weighted)		201,618.29

Calculation of daily member weighted balances

Fiona Louise Herron (HERFIO00002A)

Member Balance

01/07/2022	50010	Opening Balance	921,008.05	921,008.05
22/05/2023	53920	Life Insurance Premiums	(7,895.06)	(865.21)
30/06/2023	52420	Contributions	27,500.00	75.34
30/06/2023	53800	Contributions Tax	(4,125.00)	(11.30)
		Total Amount (Weighted)		920,206.88

Calculation of Net Capital Gains

Capital gains from 1 &2/48 Flinders Pde	0.00
Capital gains from 1 &2/48 Flinders Pde - Collectables	0.00
Capital gains from Loan to Herron Accountants	0.00
Capital gains from Loan to Herron Accountants - Collectables	0.00
Capital gains from Parkway Share	0.00
Capital gains from Parkway Share - Collectables	0.00
Capital gains from Parkway Share 2	0.00
Capital gains from Parkway Share 2 - Collectables	0.00
Capital gains from Unsegregated Pool	0.00
Capital gains from Unsegregated Pool - Collectables	0.00
Capital Gain Adjustment from prior segments	0.00
Realised Notional gains	0.00
Carried forward losses from prior years	0.00
Current year capital losses from 1 &2/48 Flinders Pde	0.00
Current year capital losses from 1 &2/48 Flinders Pde - Collectables	0.00
Current year capital losses from Loan to Herron Accountants	0.00
Current year capital losses from Loan to Herron Accountants - Collectables	0.00
Current year capital losses from Parkway Share	0.00
Current year capital losses from Parkway Share - Collectables	0.00
Current year capital losses from Parkway Share 2	0.00
Current year capital losses from Parkway Share 2 - Collectables	0.00
Current year capital losses from Unsegregated Pool	0.00
Current year capital losses from Unsegregated Pool - Collectables	0.00
Total CGT Discount Applied	0.00
Capital Gain /(Losses carried forward)	0.00
CGT allocated in prior segments	0.00
Allocations of Net Capital Gains to Pools	
Capital Gain Proportion - 1 &2/48 Flinders Pde (0/0)=100.00%	0.00
Capital Gain Proportion - Loan to Herron Accountants (0/0)=0%	0.00
Capital Gain Proportion - Parkway Share (0/0)=0%	0.00
Capital Gain Proportion - Parkway Share 2 (0/0)=0%	0.00
Capital Gain Proportion - Unsegregated Pool (0/0)=0%	0.00

Foreign Tax Offset Calculations

Segment 01 July 2022 to 30 June 2023

Claimable FTO - 1 &2/48 Flinders Pde	0.00
Claimable FTO - Loan to Herron Accountants	0.00
Claimable FTO - Parkway Share	0.00
Claimable FTO - Parkway Share 2	0.00
Claimable FTO - Unsegregated Pool	0.00
Claimable FTO	0.00

Total Claimable Foreign Credits for the Year 0.00

Foreign Tax Offset (Label C1) 0.00

Applied/Claimed FTO 0.00

Allocations of Foreign Tax Offset to Members

Mark Herron(HERMAR00001A) - 100.00 %	0.00
Coral Waugh(WAUCOR00001P) - 0.00 %	0.00
Fiona Louise Herron(HERFIO00002A) - 0.00 %	0.00
Total Foreign Tax Offset Allocated to Members	0.00

Calculation of Outstanding Limited Recourse Borrowing Arrangements

Segregated

1 &2/48 Flinders Pde

Total Outstanding LRBA Balance for Segregated Assets 274,639.39

Allocation of LRBA asset to members

Fiona Louise Herron - $274639.39 * 50.00\%$	137,319.70
Mark Herron - $274639.39 * 50.00\%$	137,319.70

Loan to Herron Accountants

Total Outstanding LRBA Balance for Segregated Assets 0.00

Allocation of LRBA asset to members

Coral Waugh - $0 * 100.00\%$	0.00
------------------------------	------

Parkway Share

Total Outstanding LRBA Balance for Segregated Assets 0.00

Allocation of LRBA asset to members

Fiona Louise Herron - $0 * 50.00\%$	0.00
Mark Herron - $0 * 50.00\%$	0.00

Parkway Share 2

Total Outstanding LRBA Balance for Segregated Assets 0.00

Allocation of LRBA asset to members

Fiona Louise Herron - $0 * 50.00\%$	0.00
Mark Herron - $0 * 50.00\%$	0.00



Income tax 551

Date generated	05 July 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **01 July 2022** to **05 July 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
13 Jan 2023	18 Jan 2023	Cheque refund for Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$3,169.10		\$0.00
13 Jan 2023	12 Jan 2023	Repaid EFT refund for Income Tax for the period from 01 Jul 21 to 30 Jun 22		\$3,169.10	\$3,169.10 CR
9 Jan 2023	12 Jan 2023	EFT refund for Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$3,169.10		\$0.00
9 Jan 2023	9 Jan 2023	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22		\$3,169.10	\$3,169.10 CR



Activity statement 001

Date generated	05 July 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

10 results found - from **01 July 2022** to **05 July 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
23 May 2023	23 May 2023	General interest charge			\$0.00
23 May 2023	22 May 2023	Payment received		\$11,397.00	\$0.00
2 May 2023	26 May 2023	Original Activity Statement for the period ending 31 Mar 23	\$5,942.00		\$11,397.00 DR
2 May 2023	26 May 2023	- GST	\$5,454.00		
2 May 2023	26 May 2023	- PAYG Instalments	\$488.00		
2 May 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - GST	\$5,455.00		\$5,455.00 DR
29 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22		\$0.00	\$0.00
2 Aug 2022	5 Aug 2022	EFT refund for GST for the period from 01 Apr 22 to 30 Jun 22	\$32,675.00		\$0.00
2 Aug 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - GST		\$32,675.00	\$32,675.00 CR
1 Aug 2022	1 Jul 2022	General interest charge			\$0.00
4 Jul 2022	1 Jul 2022	Payment received		\$1,000.00	\$0.00
1 Jul 2022	1 Jul 2022	General interest charge			\$1,000.00 DR



PAYG Instalments report 2023

Tax Agent 79549002
Last Updated 12/08/2023

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
790921929	THE CM SUPERANNUATION FUND	Not Applicable	Not Applicable	488.00	488.00	976.00

Total No of Clients: 1

18 August 2023

Mr M Herron
CM (F) Property Investment Pty Ltd
1/48 Flinders Parade
NORTH LAKES Q 4509

Dear Mark,

RE: Market Appraisal – 1/48 Flinders Parade, North Lakes - L1 SP299324

Thank you for the opportunity of providing our opinion as to a realistic sale price and rental appraisal of the property at the above-mentioned address.

The subject property is a 463sqm freehold commercial office with an additional 80sqm rooftop area located at the front of an office/showroom/warehouse facility of 9 units within the North Lakes Business Park. The office has a high quality fit out and comprises a large reception area, board room, multiple offices, and workstations, meeting rooms and a generous staff room and amenities.

Based on our extensive leasing in North Lakes we believe a rental rate of \$300/sqm net + outgoing + GST is achievable. This equates to an annual rent of \$139,000 net + outgoing + GST.

Indicative yields of similar facilities within the surrounding area are currently realising 6%. Based on this figure, if the property were sold as a tenanted investment with a strong 5 year lease in place, it **is our opinion that the property would sell for \$2.32m**. A higher sale price may be achievable if the property were taken to market via a coordinated marketing campaign.

The above comments are based on our considerable experience as commercial real estate agents and is an opinion only that is not to be used for any other purpose other than the private advice of the Addressee. We accept no responsibility whatsoever for any errors or omissions contained herein.

Kind Regards
Raine & Horne Commercial Brisbane North



Trent Bruce
Managing Director
0423 591 528
tbruce@rhcommercial.com

18 August 2023

Mr M Herron
CM (F) Property Investment Pty Ltd
1/48 Flinders Parade
NORTH LAKES Q 4509

Dear Mark,

RE: Market Appraisal – 2/48 Flinders Parade, North Lakes - L2 SP299324

Thank you for the opportunity of providing our opinion as to a realistic sale price and rental appraisal of the property at the above-mentioned address.

The subject property is a 262sqm freehold commercial property comprised of multiple offices, a staff lunchroom and amenities. The office has a high quality fit out and is one of 9 units within the North Lakes Business Park.

Based on our extensive leasing in North Lakes we believe a rental rate of \$300/sqm net + outgoings + GST is achievable. This equates to an annual rent of \$78,600 net + outgoings + GST.

Indicative yields of similar facilities within the surrounding area are currently realising 6%. Based on this figure, if the property were sold as a tenanted investment with a strong 5 year lease in place, it **is our opinion that the property would sell for \$1.31m**. A higher sale price may be achievable if the property were taken to market via a coordinated marketing campaign.

The above comments are based on our considerable experience as commercial real estate agents and is an opinion only that is not to be used for any other purpose other than the private advice of the Addressee. We accept no responsibility whatsoever for any errors or omissions contained herein.

Kind Regards
Raine & Horne Commercial Brisbane North



Trent Bruce
Managing Director
0423 591 528
tbruce@rhcommercial.com

MR MARK HERRON & MISS CORAL WAUGH <THE C M S/F A/C> ?

 0 MESSAGES LOGOUT[Holding Summary](#) / Holding Summary Details

PARKWAY CORPORATE LIMITED

PARKWAY CORPORATE LIMITED (PWN)

ABN 62 147 346 334
 WAREHOUSE 5
 45 BUNNETT STREET
 SUNSHINE NORTH VIC 3020

Company Secretary: AMANDA WILTON-HEALD**Tel:** 03 9069 3200**Fax:** -**Official Web Site:** pwnps.com/collections/investor-centre**Market Info:** [Market Index](#)

DETAILS



HISTORY



PAYMENT



IMPORTANT INFO

Security Holdings

Securities	Balance	Locked Amount	Price/Unit	Total Value
PWN ORDINARY FULLY PAID	7,546	0	\$0.016	\$120.74

* Important Note: Price is based on the closing price on the previous business day.

Balances for the previous End of Financial Years

30/06/2023	30/06/2022	30/06/2021
7,546	7,546	7,546

Please note that your end of financial year balances may not be correct due to incomplete details.

Communication Preferences

Annual Report	Notice of Meeting	Payment Remittance	Others
No Annual Report	By Post(Access Letter)	Hard Copy	Not Required

If you would like update your Communication Preferences, please click [HERE](#).

Payment Details

Payment Method	Banking Details	Dividend Reinvestment	DRP Amount
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MR MARK HERRON & MISS CORAL WAUGH <THE C M S/F A/C> ?

 0 MESSAGES LOGOUT[Holding Summary](#) / Holding Summary Details

PARKWAY CORPORATE LIMITED

PARKWAY CORPORATE LIMITED (PWN)

ABN 62 147 346 334
 WAREHOUSE 5
 45 BUNNETT STREET
 SUNSHINE NORTH VIC 3020

Company Secretary: AMANDA WILTON-HEALD

Tel: 03 9069 3200

Fax: -

Official Web Site: pwnps.com/collections/investor-centre

Market Info: [Market Index](#)



Security Holdings

Securities	Balance	Locked Amount	Price/Unit	Total Value
PWN82001 UO28072024/\$0.019	1,887	0	\$0.000	\$0.00

* Important Note: Price is based on the closing price on the previous business day.

Balances for the previous End of Financial Years

30/06/2023	30/06/2022	30/06/2021
1,887	1,887	0

Please note that your end of financial year balances may not be correct due to incomplete details.

Communication Preferences

Annual Report	Notice of Meeting	Payment Remittance	Others
No Annual Report	By Post(Access Letter)	Hard Copy	Not Required

If you would like update your Communication Preferences, please click [HERE](#).

Payment Details

Payment Method	Banking Details	Dividend Reinvestment	DRP Amount
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The CM Superannuation Fund
Pension Summary

As at 30 June 2023

Member Name : Waugh, Coral

Member Age : 83* (Date of Birth : 14/06/1939)

Member Code	Pension Type	Pension Start Date	Tax Free	Min / PF	Minimum	Maximum	Gross Pension Payments	PAYG	Net Pension Payment	Amount to reach Minimum
WAUCOR 00001P	Account Based Pension	01/07/2004	15.86%	3.50%	\$7,070.00*	N/A	\$20,000.00	\$0.00	\$20,000.00	NIL

*COVID-19 50% reduction has been applied to the minimum pension amount.

					\$7,070.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00
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Total :

					\$7,070.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00
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*Age as at 01/07/2022 or pension start date for new pensions.

The CM Superannuation Fund
Yearly Projected Pension Calculation Report

As at 01 July 2023

Member Name	Member Code	Pension Type	Pension Start/ Conversion Date	Age (as at 01/07/2023)	Opening Balance	Minimum Amount	Maximum Amount	Tax Free %	Min Tax Free Payments	Min Taxable Payments
Waugh, Coral	WAUCOR00001P	Account Based Pension	01/07/2004	84	186,857.47	13,080.00	N/A	15.86	2,074.49	11,005.51
					186,857.47	13,080.00			2,074.49	11,005.51
					186,857.47	13,080.00			2,074.49	11,005.51



LRBA Reconciliation

Client Name:	The CM Super Fund	Period Ended:	30 June 2023
Client Code:	HERR10	Accountant:	Eddy Lee

Unit 1 - Loan from No 10 Pty Ltd

Initial Loan Amount	\$	941,963.89
Loan Period In Years		14 years
Interate Rate		Variable 5.35% - Refer to attached ATO Benchmark Rate
Start date of loan		28/10/2019
End date of loan		28/06/2033
Monthly Payment	\$	7,939.39

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	28/07/2022	\$ 804,845.52	\$ 7,939.39	\$ 4,351.12	\$ 3,588.27	\$ 800,494.40
2	28/08/2022	\$ 800,494.40	\$ 7,939.39	\$ 4,370.52	\$ 3,568.87	\$ 796,123.88
3	28/09/2022	\$ 796,123.88	\$ 7,939.39	\$ 4,390.00	\$ 3,549.39	\$ 791,733.88
4	28/10/2022	\$ 791,733.88	\$ 7,939.39	\$ 4,409.58	\$ 3,529.81	\$ 787,324.30
5	28/11/2022	\$ 787,324.30	\$ 7,939.39	\$ 4,429.24	\$ 3,510.15	\$ 782,895.06
6	28/12/2022	\$ 782,895.06	\$ 7,939.39	\$ 4,448.98	\$ 3,490.41	\$ 778,446.08
7	28/01/2023	\$ 778,446.08	\$ 7,939.39	\$ 4,468.82	\$ 3,470.57	\$ 773,977.26
8	28/02/2023	\$ 773,977.26	\$ 7,939.39	\$ 4,488.74	\$ 3,450.65	\$ 769,488.52
9	28/03/2023	\$ 769,488.52	\$ 7,939.39	\$ 4,508.75	\$ 3,430.64	\$ 764,979.77
10	28/04/2023	\$ 764,979.77	\$ 7,939.39	\$ 4,528.86	\$ 3,410.53	\$ 760,450.91
11	28/05/2023	\$ 760,450.91	\$ 7,939.39	\$ 4,549.05	\$ 3,390.34	\$ 755,901.87
12	28/06/2023	\$ 755,901.87	\$ 7,939.39	\$ 4,569.33	\$ 3,370.06	\$ 751,332.54
					\$ 41,759.70	



LRBA Reconciliation

Client Name:	The CM Super Fund	Period Ended:	30 June 2023
Client Code:	HERR10	Accountant:	Eddy Lee

Unit 2 - Loan from No 10 Pty Ltd

Initial Loan Amount	\$	325,000.00	
Loan Period In Years		15 years	
Interate Rate		Variable	5.35% - Refer to attached ATO Benchmark Rate
Start date of loan		19/03/2020	
End date of loan		28/06/2035	
Monthly Payment	\$	2,570.08	

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	19/07/2022	\$ 290,328.77	\$ 2,570.08	\$ 1,275.70	\$ 1,294.38	\$ 289,053.07
2	19/08/2022	\$ 289,053.07	\$ 2,570.08	\$ 1,281.39	\$ 1,288.69	\$ 287,771.69
3	19/09/2022	\$ 287,771.69	\$ 2,570.08	\$ 1,287.10	\$ 1,282.98	\$ 286,484.59
4	19/10/2022	\$ 286,484.59	\$ 2,570.08	\$ 1,292.84	\$ 1,277.24	\$ 285,191.75
5	19/11/2022	\$ 285,191.75	\$ 2,570.08	\$ 1,298.60	\$ 1,271.48	\$ 283,893.15
6	19/12/2022	\$ 283,893.15	\$ 2,570.08	\$ 1,304.39	\$ 1,265.69	\$ 282,588.76
7	19/01/2023	\$ 282,588.76	\$ 2,570.08	\$ 1,310.21	\$ 1,259.87	\$ 281,278.56
8	19/02/2023	\$ 281,278.56	\$ 2,570.08	\$ 1,316.05	\$ 1,254.03	\$ 279,962.51
9	19/03/2023	\$ 279,962.51	\$ 2,570.08	\$ 1,321.91	\$ 1,248.17	\$ 278,640.60
10	19/04/2023	\$ 278,640.60	\$ 2,570.08	\$ 1,327.81	\$ 1,242.27	\$ 277,312.79
11	19/05/2023	\$ 277,312.79	\$ 2,570.08	\$ 1,333.73	\$ 1,236.35	\$ 275,979.06
12	19/06/2023	\$ 275,979.06	\$ 2,570.08	\$ 1,339.67	\$ 1,230.41	\$ 274,639.39
					\$ 15,151.58	



Self-managed super fund limited recourse borrowing arrangements interest rates

The following interest rates charged under a limited recourse borrowing arrangement (LRBA) would be consistent with the safe harbour terms outlined in *Practical Compliance Guidelines (PCG) 2016/5 – Income tax arm's-length terms for limited recourse borrowing arrangements* established by self-managed superannuation funds.

Table 27: Self-managed super fund LRBA interest rates

Year	Real property	Listed shares or units
2022–23	5.35%	7.35%
2021–22	5.10%	7.10%
2020–21	5.10%	7.10%
2019–20	5.94%	7.94%
2018–19	5.80%	7.80%
2017–18	5.80%	7.80%
2016–17	5.65%	7.65%
2015–16	5.75%	7.75%

Feedback

Last modified: 15 Jun 2023

QC 18123

Our commitment to you

We are committed to providing you with accurate, consistent and clear information to help you understand your rights and entitlements and meet your obligations.

If you follow our information and it turns out to be incorrect, or it is misleading and you make a mistake as a result, we will take that into account when determining what action, if any, we should take.

The CM Superannuation Fund

Contributions Breakdown Report

For The Period 01 July 2022 - 30 June 2023

Summary

Member	D.O.B	Age (at 30/06/2022)	Total Super Balance (at 30/06/2022) *1	Concessional	Non-Concessional	Other	Reserves	Total
Herron, Fiona Louise	29/04/1967	55	1,066,172.44	27,500.00	0.00	0.00	0.00	27,500.00
Herron, Mark	18/05/1972	50	1,026,502.26	27,500.00	0.00	0.00	0.00	27,500.00
All Members				55,000.00	0.00	0.00	0.00	55,000.00

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Herron, Fiona Louise	Concessional	27,500.00	27,500.00	At Limit
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Herron, Mark	Concessional	27,500.00	27,500.00	At Limit
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2018	2019	2020	2021	2022	2023	Current Position
Herron, Fiona Louise							
Concessional Contribution Cap	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	27,500.00	
Concessional Contribution	17,373.46	0.00	25,000.00	50,000.00	27,500.00	27,500.00	
Unused Concessional Contribution	0.00	25,000.00	0.00	0.00	0.00	0.00	
Cumulative Carry Forward Unused	N/A	0.00	25,000.00	0.00	0.00	0.00	
Maximum Cap Available	25,000.00	25,000.00	50,000.00	25,000.00	27,500.00	27,500.00	At Limit
Total Super Balance	244,996.48	260,383.23	281,964.86	896,006.87	1,368,997.27	1,066,172.44	
Herron, Mark							
Concessional Contribution Cap	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	27,500.00	
Concessional Contribution	14,591.85	0.00	25,000.00	50,000.00	27,500.00	27,500.00	
Unused Concessional Contribution	0.00	25,000.00	0.00	0.00	0.00	0.00	
Cumulative Carry Forward Unused	N/A	0.00	25,000.00	0.00	0.00	0.00	
Maximum Cap Available	25,000.00	25,000.00	50,000.00	25,000.00	27,500.00	27,500.00	At Limit
Total Super Balance	216,888.71	227,790.67	245,624.11	831,459.01	1,312,765.36	1,026,502.26	

30/06/2023 Personal Super Contributions

Personal - Concessional

762.75

Total - Herron, Mark

27,500.00 0.00 0.00 0.00

0.00 0.00 0.00

Total for All Members

55,000.00 0.00 0.00 0.00
