

Client Name: **Hargreaves Superannuation Fund**



Year / Period Ended: **30/06/2022**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A	✓		Trial Balance (Referenced to WPs)
B	✓		Points of Review/Notes for Next Year (Manager Notes)
C	✓		Interview Notes / Query Sheets
D	✓		Tax Reconciliation Statement
E	✓		Journal Sheets
E	✓		Allocation of Tax & Earnings
G	✓		If tax payable has Payment Slip been attached
H	✓		Ensure SF register docs are scanned and return register
I	✓		Client Reports (MYOB etc.)
J	✓		Other.....

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		Has client checklist been prepared/reviewed - is further info required?
2	✓		Have last years WPs, F/S and ITR been reviewed?

AFTER completing the job have you considered the following?

P&L

	Y/N	N/A	W/P Ref
3	✓		Can you explain material variations in income/expenses/financial ratios to LY?
4	✓		Has WP been prepared for any unusual account balances?
5	✓		Member contributions identified?
6	✓		Deductibility considered?
7		✓	Confirmed all DRPs etc recorded?
8		✓	Movement of NMV recorded for all investments?
9	✓		Are accounting and audit fees reconciled?
10	✓		Have you checked client ICA/IT accounts and GIC on portal?
11	✓		Expenses paid by members recorded?
12	✓		Tax journals entered/allocated?

Balance Sheet

13	✓		Bank Reconciliations Completed?
14	✓		Has WP been prepared for ALL Balance Sheet account balances with activity?
15	✓		Holding statements sighted and correct for all investments?

ITR

16	✓		Tax Reconciliation Items Identified?
17	✓		Carried forward tax and capital losses applied?
18	✓		Have PAYG, Franking credits etc been claimed?
19	✓		Is the completed ITR free of errors?
20	✓		Have you completed the collation instructions?

Pre-Manager Review Check

	Y/N	N/A	Comments
21	✓		Are client query responses documented in WPs & Checklist updated for next year?
22	✓		Have you documented points to be carried forward for next year?
23	✓		Have you prepared all notes, minutes, agreements, resolutions (if required)?
24	✓		Has Points of Review/Notes for Next Year been prepared (ref B)
25	✓		Has a cover letter and required minutes been prepared?
26	✓		Have all material findings been communicated in cover letter?
27	✓		Any items that need to be addressed re current record keeping/bookkeeping?
28	✓		Have you contributed at least one Value Add idea?
29	✓		Have you updated all Dropbox file names to correct conventions for all clients?
30	✓		Have you updated the job description?

Additional SMSF Matters

	Y/N	N/A	Comments
31	✓		Ensure Contribution do not exceed contribution caps
32	✓		Are benefits paid over the minimum amount requirements?
33	✓		Have all audit/compliance issues been addressed?
34	✓		Have all required annual minutes been prepared?
35	✓		Have additional minutes been prepared for all material/unusual events?
36	✓		Has Investment Strategy been prepared/updated/copy reprinted?
37	✓		Are trustee details correct in F/S and ITR?
38	✓		Are Binding Death Nominations required (need updating every 3 years)
39		✓	Have Trustee's minuted their consideration of taking out life insurance (2013 FY Onwards)
40	✓		Has Payment Slip been attached?
41		✓	Does the client have to pass the work test to contribute to super?
42	✓		Was the fund maintained solely for retirement or retirement related purposes?
43		✓	Did the Fund loan monies or give financial assistance to members or relatives?
44		✓	Did the Fund purchase asset from related parties?
45		✓	Has the appropriate reserving strategy documentation been prepared?
46		✓	Do you need to prepare a Request to Adjust Concessional Contributions form in Class?
47	✓		Did the Fund borrow monies during the year?
48	✓		Do you need to include a Title Search?
49	✓		If a member has a pension, and they or spouse had money in accumulation mode, do you need an actuarial certificate?
50	✓		Does the fund have any investments that need a 'Third party not related' minute?
51	✓		Do you have a rental statement or market value rent valuation if there is a rental?
52		✓	Has the superfund sold a property during the year? If Yes, has bare trust company been deregistered?
53	✓		Have you checked the exceptions report?

Pre - Audit Check

	Y/N	N/A	Comments
53	✓		Is there a SIGNED engagement letter on file?
54	✓		Have you checked to ensure Financial Statements Audit Reports are correct?
55		✓	WPs to include 3rd party confirmations of insurance premiums
56		✓	WPs to include copies of evidence of existence and valuation of all assets @ 30 June
57		✓	WPs to include in Audit Pack full Hub 24 Annual Tax Statement and Cash account transactions
58	✓		Copy of original bank statements showing account owner in WPs to verify ownership by SF
59		✓	Evidence of 'Deduction for personal super contributions' approved ATO form
60		✓	Do we have a current ASIC statement for the Corporate trustee of the SMSF?

Prepared by: <u>NB</u>	Initials: _____	Date: _____
Reviewed by: _____	Initials: _____	Date: _____

- Value Add Ideas:**
- | | | | |
|---|-------------------------------|----|--|
| 1 | Taxation planning | 9 | Assistance in Refinancing |
| 2 | Benchmarking | 10 | Improved bookkeeping/tax compliance |
| 3 | Super co-contribution | 11 | Automation of account procedures |
| 4 | Salary sacrificing | 12 | Risk & general Insurance needs |
| 5 | Government Grants/Rebates | 13 | Superannuation/retirement issues |
| 6 | Cash Flow/Budget preparation | 14 | Investment planning/review |
| 7 | Management Assistance/reviews | 15 | Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 | Asset Protection | 16 | Business Succession Issues |

Hargreaves Superannuation Fund

Detailed Trial Balance as at 30 June 2022

Prior Year		Description	Current Year		
Debits	Credits		Debits	Credits	
INCOME					
		Increase in Market Value - Direct Property			
-	316,295.99	I1 1401/14-20 Aerodrome Road	-	153,800.00	✓
-	150,000.00	↓ Montville Mountain Inn	-	550,000.00	✓
4,516.18	-	↓ Shop 14 Montville Village Square	-	225,113.64	✓
Interest - Cash At Bank					
-	632.16	I2 BOQ Cash Management #9724	-	439.27	✓
Rent - Direct Property					
-	41,235.08	I3 1401/14-20 Aerodrome Road	-	49,280.44	✓
-	225,491.27	I4 Montville Mountain Inn	-	192,658.81	✓
-	7,777.36	I5 Shop 14 Montville Village Square	-	11,428.36	✓
EXPENSE					
Pensions Paid - Mr John Hargreaves					
51,384.40	-	E1 Account Based Pension	57,530.00	✓	-
10,002.48	-	↓ Account Based Pension 2	11,930.00	✓	-
3,100.00	-	↓ Account Based Pension 3	4,190.00	✓	-
Pensions Paid - Mrs June Hargreaves					
56,300.00	-	E2 Account Based Pension	62,990.00	✓	-
2,800.00	-	↓ Account Based Pension 2	3,230.00	✓	-
-	-	E3 Accountancy Fee	6,930.00	✓	-
447.00	-	E4 Audit Insurance	160.00	✓	-
Bank Fees - Cash At Bank					
50.00	-	E5 BOQ Cash Management #9724	60.00	✓	-
Depreciation - Capital Allowances - Direct Property					
29.27	-	E6 Shop 14 Montville Village Square	113.64	✓	-
Property Expenses - Agents Management Fee - Direct Property					
3,768.61	-	E7 1401/14-20 Aerodrome Road	4,684.75	✓	-
Property Expenses - Body Corporate - Direct Property					
14,297.55	-	E8 1401/14-20 Aerodrome Road	5,674.04	✓	-
136.36	-	E9 Shop 14 Montville Village Square	272.72	✓	-
Property Expenses - Body Corporate - Special Sinking Fund - Direct Property					
-	-	E22 Shop 14 Montville Village Square	636.36	✓	-
Property Expenses - Cleaning - Direct Property					
-	-	E10 1401/14-20 Aerodrome Road	120.00	✓	-
Property Expenses - Council Rates - Direct Property					
3,087.18	-	E11 1401/14-20 Aerodrome Road	3,270.30	✓	-
Property Expenses - Insurance Premium - Direct Property					
-	-	E12 1401/14-20 Aerodrome Road	445.41	✓	-
Property Expenses - Land Tax - Direct Property					
1,511.27	-	E13 1401/14-20 Aerodrome Road	1,353.60	✓	-
6,038.15	-	E14 Montville Mountain Inn	5,383.31	✓	-
129.78	-	E15 Shop 14 Montville Village Square	112.54	✓	-
Property Expenses - Letting Fee - Direct Property					
-	-	E16 1401/14-20 Aerodrome Road	2,090.00	✓	-
Property Expenses - Low Cost Assets - Direct Property					
-	-	E17 1401/14-20 Aerodrome Road	907.00	✓	-
Property Expenses - Repairs Maintenance -					

Hargreaves Superannuation Fund

Detailed Trial Balance as at 30 June 2022

Prior Year			Current Year		
Debits	Credits	Description	Debits	Credits	
890.00	-	Direct Property E18 1401/14-20 Aerodrome Road	1,112.15		✓
3,900.00	-	E19 Montville Mountain Inn	4,022.73		✓
-	-	Property Expenses - Sundry Expenses - Direct Property E20 1401/14-20 Aerodrome Road	298.53		✓
1,728.01	-	Property Expenses - Water Rates - Direct Property E21 1401/14-20 Aerodrome Road	1,231.40		✓
-	-	SMSF Supervisory Levy	259.00		
186.75	-	INCOME TAX Income Tax Expense	152.25		
577,128.87	-	PROFIT & LOSS CLEARING ACCOUNT Profit & Loss Clearing Account	1,003,560.79		
		ASSETS			
1,350,000.00	-	Direct Property A1 1401/14-20 Aerodrome Road	1,503,800.00		✓
2,450,000.00	-	A2 Montville Mountain Inn	3,000,000.00		✓
175,000.00	-	A3 Shop 14 Montville Village Square	400,000.00		✓
187,636.96	-	Cash At Bank A4 BOQ Cash Management #9724	263,522.72		✓
772.80	-	Receivables - Investment Income Receivable - Rent A5 1401/14-20 Aerodrome Road	3,535.36		✓
-	-	A6 Shop 14 Montville Village Square	1,047.60		✓
222.85	-	LIABILITIES Income Tax Payable	-	186.75	
-	186.75	Provision for Income Tax	-	152.25	
-	1,957.00	P1 Activity Statement Payable/Refundable	-	1,576.00	✓
4,941.04	-	↓ GST Payable/Refundable	0.01		✓
		MEMBER ENTITLEMENTS			
		Mr John Hargreaves			
-	1,789,419.46	Account Based Pension	-	2,223,736.01	
-	340,898.52	Account Based Pension 2	-	422,395.30	
-	119,796.22	Account Based Pension 3	-	147,895.32	
-	24,407.34	Accumulation	-	30,970.16	
		Mrs June Hargreaves			
-	1,799,679.27	Account Based Pension	-	2,231,353.05	
-	92,229.09	Account Based Pension 2	-	113,640.85	
4,910,005.51	4,910,005.51		6,354,626.21	6,354,626.21	

Hargreaves Superannuation Fund
Statement of Taxable Income
For the Period from 1 July 2021 to 30 June 2022

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	253,367.00
Total Gross Interest	C	439.00
Total Exempt Current Pension Income	Y	(252,308.00)
Total Assessable Income		1,498.00
<u>Deductions</u>		
Section C		
Total Investment Expenses	I	183.00
Total Management and Administration Expenses	J	41.00
Total Other Deductions	L	259.00
Total Deductions		483.00
Taxable Income or Loss	(V - N) O	1,015.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2022 T1	152.25
Total Gross Tax		152.25
Rebates and Offsets	C	0.00
SUBTOTAL		152.25
Total Eligible Credits		0.00
Net Tax Payable		152.25
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		411.25

Level 2/11 York Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

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

13 July 2023

Certificate No. 308336.1

The Trustees
Hargreaves Superannuation Fund

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for Hargreaves Superannuation Fund for the financial year ending 30 June 2022. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

This Actuarial Certificate relies upon information provided to us by Initiative Group on behalf of the Trustees of Hargreaves Superannuation Fund. The key information I have relied upon is shown in Appendix 1.

You have stated that:

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

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

Exempt proportion

The fund had unsegregated assets during these periods:

- 1 July 2021 to 30 June 2022

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

	Start of year	End of year	Average
Unsegregated Retirement Income Stream Liabilities	\$4,142,023	\$5,139,021*	\$4,135,286
Unsegregated Superannuation liabilities	\$4,166,430	\$5,170,013*	\$4,159,712
Exempt Proportion			99.41%

*Estimate

The estimated net assets at 30 June 2022 were \$5,170,013.

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

I certify that **99.41%** of investment income earned by the fund during the year ended 30 June 2022 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Tax exempt %	Taxable %
John Hargreaves	54.00%	0.59%
June Anne Hargreaves	45.41%	0.00%
Reserves	0.00%	0.00%
Total	99.41%	0.59%

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2022 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,



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

APPENDIX 1: INFORMATION YOU HAVE PROVIDED

Fund details

Fund name	Hargreaves Superannuation Fund
Fund ABN	97187324068
Trustee Type	Individual
Number of Trustees	2
Trustee name	John Hargreaves June Anne Hargreaves
Financial Year	2021-2022
Fund established during the financial year?	No
Fund wound up during the financial year?	No
Are there any assets segregated by election?	No

Member details

Member name	Date of birth	Joined during this year?	Exited the fund?	Exit the fund as a result of death?
John Hargreaves	10/06/1941	No	No	No
June Anne Hargreaves	25/03/1940	No	No	No

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
John Hargreaves	\$24,407.34	\$2,250,114.20	N/A
June Anne Hargreaves	\$0.00	\$1,891,908.36	N/A
Reserve	N/A	N/A	\$0.00

Eligibility for Segregation

Name	Yes / No
The fund is eligible for segregation	No

Member Cash (External) Transactions

Transaction Type	Date	Amount	Member
Retirement Withdrawal	01/07/2021	\$120.00	John Hargreaves
Retirement Withdrawal	29/09/2021	\$470.00	John Hargreaves
Retirement Withdrawal	10/11/2021	\$1,250.00	John Hargreaves
Retirement Withdrawal	16/12/2021	\$1,250.00	John Hargreaves
Retirement Withdrawal	31/12/2021	\$1,220.00	John Hargreaves
Retirement Withdrawal	31/12/2021	\$30.00	John Hargreaves
Retirement Withdrawal	14/01/2022	\$1,250.00	John Hargreaves
Retirement Withdrawal	21/03/2022	\$1,250.00	John Hargreaves
Retirement Withdrawal	05/05/2022	\$100.00	John Hargreaves
Retirement Withdrawal	16/05/2022	\$1,250.00	John Hargreaves
Retirement Withdrawal	21/06/2022	\$57,310.00	John Hargreaves
Retirement Withdrawal	21/06/2022	\$8,150.00	John Hargreaves
Retirement Withdrawal	11/08/2021	\$1,250.00	June Anne Hargreaves
Retirement Withdrawal	10/09/2021	\$1,200.00	June Anne Hargreaves
Retirement Withdrawal	29/09/2021	\$780.00	June Anne Hargreaves
Retirement Withdrawal	21/06/2022	\$62,990.00	June Anne Hargreaves

Non Cash (Internal) Transactions

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

Closing Balances

Date	Amount
30/6/2022	\$5,170,013.34*

*Estimate

APPENDIX 2:

Description of Member Cash Transaction Types

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

Description of Non-Cash Transaction Types

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

Hargreaves Superannuation Fund
Investment Revaluation as at 30 June 2022

Investment		Price Date	Market Price	Quantity	Market Value	Change in Market Value
Property Direct Market						
Property1	1401/14-20 Aerodrome Road	30 Jun 2022	1,503,800.00000	1.00000	1,503,800.00	153,800.00
Property2	Montville Mountain Inn	30 Jun 2022	3,000,000.00000	1.00000	3,000,000.00	550,000.00
Property3	Shop 14 Montville Village Square	30 Jun 2022	400,000.00000	1.00000	400,000.00	225,113.64
Property Direct Market Total					4,903,800.00	928,913.64
Fund Total					4,903,800.00	928,913.64

John Hargreaves
PO Box 143
Montville QLD 4560

Folio Summary

Folio: OWN00492
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In	Money Out	Balance
\$54,566.15	\$10,145.30	\$44,420.85

Account	Included Tax	Money Out	Money In
Unit 1401/14 Aerodrome Rd, Maroochydore QLD			
Rent			\$53,300.00
Outgoings Recovered - General	\$92.50		\$1,102.50
Outgoings Recovered - Water Usage			\$163.65
EXPENSES	\$82.45	\$907.00 ✓	
Water Rates		\$1,231.40 ✓	
Cleaning		\$120.00 ✓	
R & M - Electrical	\$32.73	\$359.95	
R & M - General		\$550.00	
R & M - Locks & Cards	\$1.20	\$13.20	\$1,112.15 ✓
R & M - Plumbing	\$17.18	\$189.00	
Lease Fees	\$190.00	\$2,090.00 ✓	
Management Fees	\$425.91	\$4,684.75 ✓	
Subtotal		<u>\$10,145.30</u>	<u>\$54,566.15</u>

Account Transactions
No transactions

Total

Total Tax on Money Out: \$749.47
Total Tax on Money In: \$92.50

\$10,145.30 \$54,566.15

(5,285.71)

\$49,280.45 ✓

John

From: "Vivienne Gray-Gorman - Gorman & Gray Property" <1elnolqd6w0y@email.propertyme.com>
Date: Sunday, 19 December 2021 3:12 PM
To: "John" <maymont@bigpond.net.au>
Subject: Re: Finalisation of Lease



Hi John

The tenant has been responsible for the rent of the unit for 20 weeks of rent plus 2 days.

He moved in on the 28th July and was released on the 16th December.

Rent was \$925 per week.

John paid \$24,050 for rent for the period 28 July 2021 to 25 January 2022. Commission (rent collection and management fee plus GST) for this amount was \$2,248.48. This totals 9.35% inclusive of GST. I have attached your statement dated 2 August 2021 which shows this.

His overpayment of rent (17 December to 25 January 2022) is \$5,285.71. **Amount of Rent that was refunded to tenant**

I have deducted all the expenses that the tenant owes (a total of \$1334.37). Which means that the tenant is due to receive \$3951.34.

I will put forward a commission amount of \$369.45 to keep things simple.

It would be great if you could transfer the amount of \$3581.89 into our trust account so that I can receipt payment against invoices and then transfer balance to John Clanfield.

Our Trust Account details are as follows:

Gorman and Gray Property

Bank: NAB

BSB: 084801

Acct: 165687672

Ref: 1401 Sebel

Kind Regards

Vivienne Gorman	A circular logo with the letters 'G' and 'G' intertwined, representing Gorman & Gray.
Director and Property Manager	
Mobile 0400 857 785 Phone 07 5444 6990 	
Email vivienne@gormanandgray.com.au Address PO Box 135, Mooloolaba QLD 4557	

On 18/12/2021 9:07 AM, "John" <maymont@bigpond.net.au> wrote:

Email

Hi Vivienne

I am all at sea in following the complexity of Johns tenancy and amounts owing. Could you

please forward a summary / timeline of number of weeks John has stayed,rent paid ,commission paid, etc.

Regards

John Hargreaves

From: Vivienne Gray-Gorman - Gorman & Gray Property

Sent: Thursday, December 16, 2021 2:18 PM

To: John Hargreaves

Subject: Finalisation of Lease



Hi John

I have almost finished the Exit Inspection - I still need to do the inventory but my phone went flat so I have now charged it up and will need to go back.

However, assuming that there are no problems and I can't see anything so far we will need to refund John his bond monies plus the overpayment of rent less expenses.

Overpayment of Rent: \$5,285.71

John has been invoiced for the following:

Re-let Fee	\$1017.50
Carpet Cleaning	\$ 145.00
Final Water	\$ 81.87
Smoke Alarm Check	\$ 90.00
Total	\$1,334.37

Balance to be refunded to the tenant is \$3951.34. He has already paid the advertising costs.

Are you able to transfer the overpayment of rent of \$5285.71 into my trust account so that I can pay the bills that are owing and then refund John the amount of \$3951.34. I had been holding some funds back to pay some bills so anything that is in excess will be transferred to you at the end of the month.

Our Trust Account Details are:

Gorman and Gray Property
 Bank: NAB
 BSB: 084801
 Acct: 165687672
 Ref: 1401 Sebel

Looking forward to your early response.

Kind Regards

General tenancy agreement (Form T8a)

Residential Tenancies and Rooming Accommodation Act 2008

DEBRA

17/12/2021

To 16/12

residential
tenancies
authority

2022

Part 1 Tenancy details

Item 1	1.1 Lessor
	Name/trading name J and J Hargreaves C/- Gorman and Gray Property

Address

PO Box 135, Mooloolaba	Postcode 4557
------------------------	---------------

1.2 Phone	Mobile	Email
07 5444 6990	+61400857785	vivienne@gormanandgray.com.au

Item 2	2.1 Tenant/s
	Tenant 1 Full name/s Debra Kay Skewes
Phone 0418137769	Email dskewes@westnet.com.au

Tenant 2 Full name/s	
Phone	Email

Tenant 3 Full name/s	
Phone	Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3	3.1 Agent If applicable. See clause 4.3
	Full name/trading name Gorman and Gray Property

Address

P.O. Box 135	QLD	Postcode 4557
MOOLOOLABA		

3.2 Phone	Mobile	Email
07 5444 6990	0400857785	vivienne@gormanandgray.com.au

Item 4	Notices may be given to
	(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor	
Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

4.2 Tenant/s	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

4.3 Agent	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> vivienne@gormanandgray.com.au	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Item 5	5.1 Address of the rental premises
	U1401 The Sebel
14 Aerodrome Road	Maroochydore Postcode 4558

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

As per entry condition report

Item 6	6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement
--------	---

6.2 Starting on 17 / 12 / 2021	6.3 Ending on 16 / 12 / 2022
--------------------------------	------------------------------

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 975.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the Same day of each
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
Electronic Fund Transfer OR DIRECT DEPOSIT

Details for direct credit

BSB no: 084 801 Bank/building society/credit union: National Australia Bank
Account no: 165687672 Account name: Gorman & Gray Trust Account
Payment reference: Skewes

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)
National Australia Bank

Item 11 Rental bond amount \$ 3900.00 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 15
Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type: WATER See special terms (page 8)
Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17
 Yes No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity Any other service stated in item 12.1
Gas: See special terms (page 8)
Phone:

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity: Direct to Supplier
Gas: Direct to Supplier
Phone: Direct to Supplier
Any other service stated in item 12.1 See special terms (page 8): Upon Invoice to Owner

Item 15 Number of persons allowed to reside at the premises 1 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? Yes No
See clause 22
16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 17.1 Pets approved Yes No See clause 24(1)
17.2 The types and number of pets that may be kept See clause 24(2)
Type Number Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs: Nicklin Electrical Phone: +61418154462
Plumbing repairs: Slim-Flow Plumbing Phone: +61411812998
Other: Phone:



Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer to attached special terms approved by the Real Estate Institute of Queensland.

See Attached Annexure - Special Terms and Condition which form part of this General Tenancy Agreement.

Names of Approved Occupants:

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s. keep a copy for your records.**

Signature of lessor/agent

Name/trading name

Gorman and Gray Property

Signature

DocuSigned by:

Date / /
29/11/2021

Signature of tenant 1

Print name

Debra Kay Skewes

Signature

DocuSigned by:

Date / /
30/11/2021

Signature of tenant 2

Print name

Signature

Date / /

Signature of tenant 3

Print name

Signature

Date / /

Hargreaves SF

Transactions: Montville Mountain Inn - Hargreaves Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

Montville Mountain Inn

	Date	Narrative	Debit	Credit	Balance	Quantity
Montville Mountain Inn						
	01/07/2021	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	30/06/2022	Rental Statement	\$ 192,658.81	\$ 192,658.81	192,658.81 Cr	
Total Montville Mountain Inn		\$ 0.00	\$ 192,658.81	\$ 192,658.81	192,658.81 Cr	✓
Total Montville Mountain Inn		\$ 0.00	\$ 192,658.81	\$ 192,658.81	192,658.81 Cr	

Hargreaves SF

Transactions: Shop 14 Montville Village Square - Hargreaves Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

Shop 14 Montville Village Square

	Date	Narrative	Debit	Credit	Balance	Quantity
Shop 14 Montville Village Square						
	01/07/2021	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	30/06/2022	Rental Statement	\$ 11,428.36	\$ 11,428.36	Cr	
Total Shop 14 Montville Village Square		\$	0.00	\$ 11,428.36	\$ 11,428.36 Cr	✓
Total Shop 14 Montville Village Square		\$	0.00	\$ 11,428.36	\$ 11,428.36 Cr	

Monthly Rental of \$1,047.60 x 12 mths = \$12,571.20/1.1(GST) = \$11,428.36

As only 11 payments were made during the year tenant owes 1 months rent of \$1,047.60 ✓

Duty Imprint

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

Mortgagee's Australian Credit Licence

1. Type/Dealing No of Instrument/Document being amended	Lodger (Name, address, E-mail & phone number)	Lodger Code
Type of Instrument/Document Lease.....	Griffiths Parry Lawyers	013
Dealing Number 716740735	PO Box 1515 Buddina QLD 4575 Ph: 07 5390 1400 Email: rfunnell@gplaw.com.au	

2. Lot on Plan Description	Title Reference
Lot 14 on BUP 104141	50120056

3. Grantor/Mortgagor/Lessor
 JOHN HARGREAVES & JUNE ANNE HARGREAVES TRUSTEE UNDER INSTRUMENT 710780533 AND
 VARMI GEYL & PAULINE GEYL TRUSTEE UNDER INSTRUMENT 710507425

4. Grantee/Mortgagee/Lessee
 WAYNE KENNETH BLUCK

5. Amendment of Lease Details (Only to be completed for an amendment of the term and/or option of lease)
 Expiry date: 11/08/2025 AND/OR Event:
 Option/s#: 1 x 5 years
 # Insert nil if no option or insert option period (eg 3 years or 2 x 3 years etc)

6. Request/Execution
 The parties identified in items 3 and 4 agree that the instrument/document in item 1 is amended in accordance with:-
~~*item 5~~; *item 5 and attached schedule; ~~*attached schedule~~.
 * delete if not applicable

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

SEE ATTACHED SCHEDULE

..... signature
 full name
 qualification / /
Witnessing Officer Execution Date Grantor's/Mortgagor's/Lessor's Signature
 (Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

..... signature
 LAUREN MICHELLE POSS full name
 SOLICITOR
 qualification
 Execution Date Grantee's/Mortgagee's/Lessee's Signature

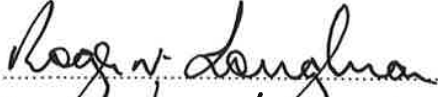
Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference [50120056]

6. Request/Execution


The parties identified in items 3 and 4 agree that the instrument/document in item 1 is amended in accordance with:-
~~*item 5; *item 5 and attached schedule;~~ *attached schedule.

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

 signature
ROGER NASON LOUGHNAN full name
C-DEC. QLD 13031 qualification
Witnessing Officer



22/02/2020 Execution Date Grantor's/Mortgagor's/Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

 signature
ROGER NASON LOUGHNAN full name
C-DEC. QLD 13031 qualification
Witnessing Officer


22/02/2020 Execution Date Grantor's/Mortgagor's/Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

 signature
Rebecca Jane Funnell full name
Comm. Dec. 94222 qualification
Witnessing Officer


13/02/2020 Execution Date Grantor's/Mortgagor's/Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

 signature
Rebecca Jane Funnell full name
Comm. Dec. 94222 qualification
Witnessing Officer


13/02/2020 Execution Date Grantor's/Mortgagor's/Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

SCHEDULE

Title Reference [50120056]

This is the Schedule referred to in Item 6 of the Form 13 Amendment to Lease between JOHN HARGREAVES & JUNE ANNE HARGREAVES AS TRUSTEE UNDER INSTRUMENT 710780533 AND VARMI GEYL & PAULINE GEYL AS TRUSTEE UNDER INSTRUMENT 710507425 as Lessor and WAYNE KENNETH BLUCK as Lessee.

The Lessor and the Lessee agree to amend Lease No. 716740735 as follows:

1. Item 6 of the Form 7 Lease is amended to read:

Expiry date: 11/08/2025

Options: 1 x 5 years

2. Item 7 of the Form 7 Lease is amended to read "See attached Schedule".

3. Item 7 of the Reference Data is amended as follows:

Option Term: 1 x 5 years

4. The Reference Schedule on page 3 of the Lease is amended as to the following items:

Item 1	Rent \$20,952.00 per annum plus GST (if applicable) effective 12/02/2020
Item 6	Tenant's address for notices Wayne Kenneth Bluck 102/21 Douglas Street Mooloolaba QLD 4557
Item 7	Option Term 1 x 5 years
Item 9	Guarantor Not applicable"

5. Clause 22 is deleted

Hargreaves Superannuation Fund
Pension Withdrawal Limits
For the Period 1 July 2021 to 30 June 2022

Mr John Hargreaves
YTD Summaries

	Drawdowns to date	Rqd. for Minimum	Minimum	Rqd for Plan	Plan*	Remaining until Max	Maximum	Tax Free %
Account Based Pension	57,530.00	5,100.00	62,630.00	5,100.00	62,630.00	-	-	69.28%
Account Based Pension 2	11,930.00	OK!	11,930.00	OK!	11,930.00	-	-	87.13%
Account Based Pension 3	4,190.00	OK!	4,190.00	OK!	4,190.00	-	-	81.69%
Totals								
Gross Drawdowns	73,650.00	5,100.00	78,750.00	5,100.00	78,750.00			
PAYG Tax	0.00	0.00	0.00	0.00	0.00			
Net Drawdowns	73,650.00	5,100.00	78,750.00	5,100.00	78,750.00			

Footnotes:

*The plan amount is the annual pension review amount or the minimum amount where no review amount is recorded.

Pension Payments

Account Based Pension

Date	Gross Amount	PAYG	Net Amount	Description
01/07/2021	120.00	0.00	120.00	part of \$6,992.00 Jun 21 - GST Instalment
05/05/2022	100.00	0.00	100.00	Cheque 402
21/06/2022	57,310.00	0.00	57,310.00	part of \$128,450.00 Cheque 403
Totals:	57,530.00	0.00	57,530.00	✓

Account Based Pension 2

Date	Gross Amount	PAYG	Net Amount	Description
31/12/2021	30.00	0.00	30.00	part of \$1,250.00 Withdrawal
14/01/2022	1,250.00	0.00	1,250.00	Withdrawal
21/03/2022	1,250.00	0.00	1,250.00	Withdrawal
16/05/2022	1,250.00	0.00	1,250.00	Withdrawal
21/06/2022	8,150.00	0.00	8,150.00	part of \$128,450.00 Cheque 403
Totals:	11,930.00	0.00	11,930.00	✓

Account Based Pension 3

Date	Gross Amount	PAYG	Net Amount	Description
29/09/2021	470.00	0.00	470.00	part of \$1,250.00 Withdrawal
10/11/2021	1,250.00	0.00	1,250.00	Withdrawal
16/12/2021	1,250.00	0.00	1,250.00	Withdrawal
31/12/2021	1,220.00	0.00	1,220.00	part of \$1,250.00 Withdrawal
Totals:	4,190.00	0.00	4,190.00	✓

Please note unpaid pension is less than 1/12th, client has been advised to withdraw this amount immediately.

Hargreaves Superannuation Fund
Pension Withdrawal Limits
For the Period 1 July 2021 to 30 June 2022

Mrs June Hargreaves**YTD Summaries**

	Drawdowns to date	Rqd. for Minimum	Minimum	Rqd for Plan	Plan*	Remaining until Max	Maximum	Tax Free %
Account Based Pension	62,990.00	OK!	62,990.00	OK!	62,990.00	-	-	67.75%
Account Based Pension 2	3,230.00	OK!	3,230.00	OK!	3,230.00	-	-	60.25%

Totals

Gross Drawdowns	66,220.00	0.00	66,220.00	0.00	66,220.00			
PAYG Tax	0.00	0.00	0.00	0.00	0.00			
Net Drawdowns	66,220.00	0.00	66,220.00	0.00	66,220.00			

Footnotes:

*The plan amount is the annual pension review amount or the minimum amount where no review amount is recorded.

Pension Payments

Account Based Pension

Date	Gross Amount	PAYG	Net Amount	Description
21/06/2022	62,990.00	0.00	62,990.00	part of \$128,450.00 Cheque 403
Totals:	62,990.00	0.00	62,990.00	✓

Account Based Pension 2

Date	Gross Amount	PAYG	Net Amount	Description
11/08/2021	1,250.00	0.00	1,250.00	Withdrawal
10/09/2021	1,200.00	0.00	1,200.00	Withdrawal
29/09/2021	780.00	0.00	780.00	part of \$1,250.00 Withdrawal
Totals:	3,230.00	0.00	3,230.00	✓

3

SECOND PAGE INVOICE 51262



Respond to various queries from the auditors regarding the purchase of a new property within the Hargreaves Superannuation Fund.

Annual GST Return

Reconciliation of GST and preparation and electronic lodgment of the Annual GST Return for the year ended 30 June 2020. \$ 250.00

Statutory Audit

Outlay - Audit of the Hargreaves Superannuation Fund for the 2020 financial year by Eagle SMSF Auditing, including costs of Baumgartners in preparing documents for audit and responding to queries of the auditor. \$ 450.00

Disbursements

Obtain actuarial certificate required to support an income tax exemption claim in respect of exempt current pension income for the year ended 30 June 2020. \$ 300.00

	\$6,300.00
GST	630.00
TOTAL	\$6,930.00 ✓

TRADING TERMS: 14 DAYS FROM DATE OF INVOICE

REMITTANCE ADVICE - Please return with payment

Invoice number: **51262**
Account Ref: *HARGSF*

Amount due: \$6,930.00
Amount enclosed: \$ _____

M/CARD VISA CARD NUMBER: _____ CVV: _____

CARDHOLDER NAME: _____ EXPIRY DATE: _____

CARDHOLDER SIGNATURE: _____

To pay online please visit www.baumgartners.com.au/pay-online. Please note a 1.5% merchant fee will be charged for payment by credit card.

Direct deposit details: **Name** Baumgartners **BSB** 033 106 **Account No.** 140 969 **Please quote Account Reference**
Baumgartners will never use this invoice or an email to advise you of new bank account details



VILLAGE SQUARE
Shop 14



MELBOURNE
PO Box 2502
Level 1
35 Catham Rd
Kew VIC 3101
T 03 9851 9000

BRISBANE
Level 18
123 Eagle St
Brisbane QLD 4000
T 07 3040 1328

TAX INVOICE

ABN: 84 866 831 298

31 August 2021

Mr J and Mrs J Hargreaves
Hargreaves Superannuation Fund
127 Main Street
Montville QLD 4560

INVOICE NUMBER: 51262

3/9/2021
PAID 3/8/2021
CHK 000 384
\$6,930.00

Annual Compliance

All time in respect of the 2019/20 financial year attendances, including:

Attendance to compilation of the SMSF Financial Accounts for the year ended 30 June 2020.

Preparation and lodgement of the SMSF Annual Return for the year ended 30 June 2020.

Preparation of relevant declarations, minutes and other annual compliance and secretarial documentation.

Review pension payments and calculate the adjusted minimum pension withdrawal requirements for the 2021 financial year based on COVID-19 relief.

Review of consequences arising from the implementation of the \$1.6m Transfer Balance Cap limits on all superannuation fund members and Transfer Balance Account Report obligation for retirement income stream in relation to the Transfer Balance Cap for superannuation fund members.

Sundry attendances and correspondence.

\$4,400.00

Processing of new property purchase and preparation of the cost base schedule and capital works register for 1401/14 Aerodrome Road property.

Review of real property arrangements for compliance with Superannuation Law, including market value reporting and arm's length arrangement.

\$ 900.00

AUDIT SHIELD SERVICE

Hargreaves Superannuation Fund
 PO Box 143
 MONTVILLE QLD 4560

Tax Receipt

TAI-23007600

Ref: HARG0002

3 March 2022

Details

Expiry Date: 31 July 2022 at 4p.m.
 Level of Cover: \$ 10,000.00
 Turnover Category: Self-Managed Super Fund

Payment

Fee for Audit Shield service participation:	\$ 145.45
GST Added:	\$ 14.55
Amount Paid:	\$ 160.00 ✓
Paid Date:	*3 March 2022

* Participation in the Audit Shield service is active the **next business day** upon receipt of payment.

Name of Entities / Individuals to be covered:


Hargreaves Superannuation Fund

Hargreaves Superannuation Fund
Depreciation Worksheet
For the Period 1 July 2021 to 30 June 2022

Property Description: Shop 14 Montville Village Square
Property Type: Commercial
Property Address: Montville Village Square 14/168-170 MAIN STREET MONTVILLE QLD 4560

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value			Closing Written Down Value
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method	Decline In Value	
Shop Fit Out	29-Mar-21	4,545.45	4,516.18					2.50%	PC	113.64	4,402.54
Shop 14 Montville Village Square	30-Jun-14	103,113.70	103,113.70					0.00%	N/A	-	103,113.70
Property Total		107,659.15	107,629.88							113.64	107,516.24

Key:
 DV: Diminishing Value Method
 PC: Prime Cost Method
 LV: Low value pool (year 2 or 3)
 LV Y1: Low value pool - year 1
 N/A: Non-depreciable asset
 *: Capital work deduction

Total Capital Allowance	113.64	
Total Capital Work Deductions	0.00	

Body Corporate for

Sea Resort & Spa Residential CTS 33362

14 Aerodrome Road Maroochydore QLD 4558

Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

TAX INVOICE
ABN 64 049 125 197

CONTRIBUTIONS NOTICE & other charges

Mr J & Mrs J Hargreaves ATF
PO Box 143
MONTVILLE QLD 4560

Notice Date 19 October 2021
Lot Number 1401 Unit Number 1401
Account Number 1401
Contribution Entitlements 108
Interest Entitlements 1250

Amount Payable \$2,734.29
Payment Due 01/12/21

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/12/21 to 31/03/22	01/12/21	2,489.40	497.88	01/12/21	1,991.52
Sinking Fund	01/12/21 to 31/03/22	01/12/21	537.84	107.57	01/12/21	430.27
Insurance Levy	01/12/21 to 31/03/22	01/12/21	312.50	0.00		312.50

Total Body Corp = 2,734.29 + 2,858.14 + 2,845.64 - 2,764.03 (Double up aug pmt) = 5,674.04 ✓

PAID 12 Nov 2021 \$2,734.29 From COMW BANK D/F
ATF From BOQ

(Contributions include GST)

GST component on gross of \$3,339.74 is \$303.61 GST on net of \$2,734.29 is \$248.58

AMOUNT PAYABLE: \$3,339.74 (less \$605.45 if paid by discount date = \$2,734.29)

NOTES

Delivery of your Levy Notice: Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address.

Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.

Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.

Payment Options	
Tel: 1300 552 311 Ref: 1521 5383 2	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
www.stratamax.com.au Ref: 1521 5383 2	Internet: Visit this website to make a secure credit card payment over the internet.
Tel: 1300 552 311 Ref: 1521 5383 2	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
Biller Code: 74625 Ref: 1521 5383 2	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
Billpay Code: 9216 Ref No: 1521 5383 245	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
Make cheque payable to: StrataPay 1521 5383 2	Mail: Send cheque with this clip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
BSB: 067-970 Account No: 1521 5383 2 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD) Account Name: StrataPay Bank: CBA, Sydney, Australia.

StrataPay Reference
1521 5383 2

Amount	Due Date
\$2,734.29	01 Dec 21

SSKB SUNSHINE COAST
33362/02101401 Lot 1401/1401
Mr J & Mrs J Hargreaves ATF
PO Box 143
MONTVILLE QLD 4560

*71 216 152153832 45

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 410 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

Body Corporate for

Sea Resort & Spa Residential CTS 33362

14 Aerodrome Road Maroochydore QLD 4558

Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

TAX INVOICE
ABN 64 049 125 197

CONTRIBUTIONS NOTICE & other charges

Mr J & Mrs J Hargreaves ATF
email::maymont@bigpond.net.au;

Notice Date	22 March 2022	
Lot Number	1401	Unit Number 1401
Account Number	1401	
Contribution Entitlements	108	
Interest Entitlements	1250	

Amount Payable \$2,858.14
Payment Due 27/04/22

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/04/22 to 31/07/22	27/04/22	2,489.40	497.88	27/04/22	1,991.52
Sinking Fund	01/04/22 to 31/07/22	27/04/22	614.52	122.90	27/04/22	491.62
Insurance Levy	01/04/22 to 31/07/22	27/04/22	375.00	0.00		375.00

PAID 11/4/22

\$2,858.14 \$2,858.14

CHQ 000400

(Contributions include GST)

GST component on gross of \$3,478.92 is \$316.27 GST on net of \$2,858.14 is \$259.83

AMOUNT PAYABLE: \$3,478.92 (less \$620.78 if paid by discount date = \$2,858.14)











NOTES

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Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.

Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.

Payment Options

	Tel: 1300 552 311 Ref: 1521 5383 2	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158	
	www.stratamax.com.au Ref: 1521 5383 2	Internet: Visit this website to make a secure credit card payment over the internet.	
	Tel: 1300 552 311 Ref: 1521 5383 2	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.	
	Bill Code: 74625 Ref: 1521 5383 2	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 9216 Ref No: 1521 5383 245	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.	
	Make cheque payable to: StrataPay 1521 5383 2	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1521 5383 2 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

STRATAPAY

StrataPay Reference

1521 5383 2

Amount

\$2,858.14

Due Date

27 Apr 22

SSKB SUNSHINE COAST
33362/02101401 Lot 1401/1401Mr J & Mrs J Hargreaves ATF
email::maymont@bigpond.net.au;

*71 216 152153832 45

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notification above. Additional charges may apply.

Body Corporate for

Sea Resort & Spa Residential CTS 33362

14 Aerodrome Road Maroochydore QLD 4558

Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

TAX INVOICE
ABN 64 049 125 197

CONTRIBUTIONS NOTICE & other charges

Mr J & Mrs J Hargreaves ATF
14 Aerodrome Rd
MAROOCHYDORE QLD 4575

Notice Date 16 June 2022
Lot Number 1401 Unit Number 1401
Account Number 1401
Contribution Entitlements 108
Interest Entitlements 1250

Amount Payable \$2,845.64
Payment Due 01/08/22

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/08/22 to 30/11/22	01/08/22	2,489.40	497.88	01/08/22	1,991.52
Sinking Fund	01/08/22 to 30/11/22	01/08/22	614.52	122.90	01/08/22	491.62
Insurance Levy	01/08/22 to 30/11/22	01/08/22	362.50	0.00		362.50

20 21 4
20 22 3 NAV
11523-52
8438-07
19,961.52 ÷ 2 = \$9,980.79

PAID/20/6/2022
\$2,845.64
CHK 404

GST \$258.69

(Contributions include GST)

GST component on gross of \$3,466.42 is \$315.13 GST on net of \$2,845.64 is \$258.69

AMOUNT PAYABLE: \$3,466.42 (less \$620.78 if paid by discount date = \$2,845.64)

NOTES

Delivery of your Levy Notice: Please note that following the recent QLD Body Corporate Legislative changes, if the Body Corporate Owners Roll contains an email address for your Lot(s) your Body Corporate notices will now be issued to your email address only and will not be issued in addition to a residential or postal address.

Your next levy and all future Body Corporate documentation will be issued to your email only. Please ensure that you add SSKB to your "Safe Senders" list and keep your email details updated with the Body Corporate.

Should you have an arrangement where your levy notices are sent separately to an agent via email, this will not change.

Payment Options

 Tel: 1300 552 311 Ref: 1521 5383 2	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158	
 www.stratamax.com.au Ref: 1521 5383 2	Internet: Visit this website to make a secure credit card payment over the internet.	
 Tel: 1300 552 311 Ref: 1521 5383 2	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.	
 Biller Code: 74625 Ref: 1521 5383 2	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
 Billpay Code: 9216 Ref No: 1521 5383 245	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.	
 Make cheque payable to: StrataPay 1521 5383 2	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
 BSB: 067-970 Account No: 1521 5383 2 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

STRATAPAY

StrataPay Reference

1521 5383 2

Amount **\$2,845.64** Due Date **01 Aug 22**

SSKB SUNSHINE COAST
33362/02/10/1401 Lot 1401/1401

Mr J & Mrs J Hargreaves ATF
14 Aerodrome Rd
MAROOCHYDORE QLD 4575



*71 216 152153832 45

Body Corporate for

Sea Resort & Spa Residential CTS 33362

14 Aerodrome Road Maroochydore QLD 4558

Tel: 07 5504 2000 Fax: 07 5504 2001 Email sskb@sskb.com.au

TAX INVOICE
ABN 64 049 125 197

CONTRIBUTIONS NOTICE & other charges

Mr J & Mrs J Hargreaves ATF
PO Box 143
MONTVILLE QLD 4560

Notice Date 17 June 2021
Lot Number 1401 Unit Number 1401
Account Number 1401
Contribution Entitlements 108
Interest Entitlements 1250

Amount Payable \$2,774.03
Payment Due 01/08/21

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/08/21 to 30/11/21	01/08/21	2,539.08	507.82	01/08/21	2,031.26
Sinking Fund	01/08/21 to 30/11/21	01/08/21	537.84	107.57	01/08/21	430.27
Insurance Levy	01/08/21 to 30/11/21	01/08/21	312.50	0.00		312.50

Please note client paid this invoice twice in 2021 and requested a refund as per note, he received \$2,764.03, due to \$10 processing fee.

*BOB
PAID CHQ 000379*

To GHA

EMAIL PAYMENTS@STRATAPAY.COM REQUEST REFUND DATE PAYMENT MADE + AMOUNT TO BE REFUNDED

(Contributions include GST)

GST component on gross of \$3,389.42 is \$308.13 GST on net of \$2,774.03 is \$252.19

AMOUNT PAYABLE: \$3,389.42 (less \$615.39 if paid by discount date = \$2,774.03)

NOTES

Fast. Secure. Convenient.

Get levy notices and meeting documentation securely and instantly delivered to your inbox!
Ditch the waste and go paperless.

For more details visit our website - www.sskb.com.au/paperless

Payment Options

	Tel: 1300 552 311 Ref: 1521 5383 2	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158	
	www.stratamax.com.au Ref: 1521 5383 2	Internet: Visit this website to make a secure credit card payment over the internet.	
	Tel: 1300 552 311 Ref: 1521 5383 2	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.	
	Billcode: 74625 Ref: 1521 5383 2	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY.	
	Billpay Code: 9216 Ref No: 1521 5383 245	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.	
	Make cheque payable to: StrataPay 1521 5383 2	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1521 5383 2 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

STRATAPAY

StrataPay Reference

1521 5383 2

Amount Due Date
\$2,774.03 01 Aug 21

Stewart Silver King & Burns
33362/0210/1401 Lot 1401/1401

Mr J & Mrs J Hargreaves ATF
PO Box 143
MONTVILLE QLD 4560



*71 216 152153832 45

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 410 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to options above. Additional charges may apply.

Total Body Corp = 150 x 2 = \$300 - 27.27 (GST) = 272.72 ✓

E9
E22



Total Special Sinking fund = 700 - 63.64 (GST) = 636.36 ✓

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

Management Services Community Title Consultants

TAX INVOICE
ABN 56 305 233 154

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

V & P Geyl & J & J Hargreaves
P O Box 143
MONTVILLE QLD 4560

Date of Notice	8 July 2021		
A/c No	14		
Lot No	14	Unit Number	
Contrib Ent.	5		
Interest Ent.	5		

Body Corporate for

MONTVILLE VILLAGE SQUARE CTS 16151

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/09/21 to 28/02/22	01/09/21	1,828.25	365.65	01/09/21	1,462.60
Sinking Fund	01/09/21 to 28/02/22	01/09/21	375.00	75.00	01/09/21	300.00/2 = 150
Sinking Fund Special	RE-PAINTING	01/09/21	1,749.69	349.94	01/09/21	1,399.75/2 = 700
Payments Received	PAID 1/2 SHARE \$850.00 CTR 381 \$850.00 (7.04)					(7.04)
Totals (Levies include GST)			3,945.90	790.59		\$3,155.31

GST component on gross of \$3,593.59 is \$359.35 or on net of \$2,874.87 is \$287.48

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

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to Body Corporate for MONTVILLE VILLAGE SQUARE CTS 16151

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



DEFT
PAYMENT SYSTEMS

KBW Community Mgmt Pty Ltd

DEFT Reference Number: 285768305 1000 0000 142



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



Billor Code: 96503
Ref: 285768305 1000 0000 142



By phone from your **Credit Card or pre-registered bank account.
Call 1300 301 090 Int +612 8232 7395

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

Account	BODY CORPORATE FOR MONTVILLE VILLAGE SQUARE CTS 16151
Lot No.	14
Owner	GEYL & HARGREAVES (E)

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



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

All cheques must be made payable to:
Body Corporate For Montville Village Square
CTS 16151



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

NET AMOUNT DUE
DUE DATE 01/09/21

\$3,155.31



*442 285768305 10000000142

+285768305 10000000142<

000315531<4+



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

Management Services Community Title Consultants

TAX INVOICE
 ABN 56 305 233 154

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

V & P Geyl & J & J Hargreaves
 P O Box 143
 MONTVILLE QLD 4560

Date of Notice	8 July 2021		
A/c No	14		
Lot No	14	Unit Number	
Contrib Ent.	5		
Interest Ent.	5		

Body Corporate for

MONTVILLE VILLAGE SQUARE CTS 16151

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/09/21 to 28/02/22	01/09/21	1,828.25	365.65	01/09/21	1,462.60
Sinking Fund	01/09/21 to 28/02/22	01/09/21	375.00	75.00	01/09/21	300.00
Sinking Fund Special	RE-PAINTING	01/09/21	1,749.69	349.94	01/09/21	1,399.75
Payments Received	PAID 1/2 SHARE \$850.00 CTR 381 \$850.00 (7.04)					(7.04)
Totals (Levies include GST)			3,945.90	790.59		\$3,155.31

GST component on gross of \$3,593.59 is \$359.35 or on net of \$2,874.87 is \$287.48

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

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
 Please make your cheque payable to Body Corporate for MONTVILLE VILLAGE SQUARE CTS 16151

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



DEFT
 PAYMENT SYSTEMS

KBW Community Mgmt Pty Ltd

DEFT Reference Number: 285768305 1000 0000 142

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

By phone from your **Credit Card or *pre-registered bank account.
 Call 1300 301 090 Int +612 8232 7395

BPAY Biller Code: 96503
 Ref: 285768305 1000 0000 142

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

Account	BODY CORPORATE FOR MONTVILLE VILLAGE SQUARE CTS 16151
Lot No.	14
Owner	GEYL & HARGREAVES (E)

All cheques must be made payable to:
 Body Corporate For Montville Village Square
 CTS 16151

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

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

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

NET AMOUNT DUE
 DUE DATE 01/09/21

\$3,155.31

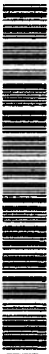


*442 285768305 10000000142

+285768305 10000000142<

000315531<4+

Total Rates = 1,635.15 x 2 = \$3,270.30 ✓



Mr J HARGREAVES TTE &
 Mrs JA HARGREAVES TTE
 PO BOX 143
 MONTVILLE QLD 4560

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2022 to 30 June 2022

ISSUE DATE 25 January 2022
 PROPERTY NO. **116799**
 VALUATION \$145,776
 PAYMENT REFERENCE NO. 100159747
 DUE DATE FOR PAYMENT 25 February 2022

AMOUNT PAYABLE \$1,635.15

PROPERTY LOCATION: Sea Resort And Spa Residential, 1401/14 Aerodrome Rd MAROOCHYDORE QLD 4558
 PROPERTY DESCRIPTION: Lot 1401 SP154808 Sea Resort And Spa Residential Contribution Entitlement 108/10101 Interest Entitlement 1250/69460

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 27		Minimum Rate =	1,175.00
Waste Low Noise Bin - 1100 Litre	0.29938 x	\$1,848.90 x .5 =	276.75
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 2	1 x	\$229.80 x .5 =	114.90
TOTAL:			\$1,635.15 ✓


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

PAYMENT OPTIONS

PROPERTY NO.
 116799
 Mr J HARGREAVES TTE &

AMOUNT PAYABLE
 1,635.15

DUE DATE
 25 February 2022



Biller Code: 18259
Ref: 100159747

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



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



*214 100159747

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




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

Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: 0214
 Ref: 1 0015 9747
 MasterCard & Visa accepted

Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: 1 0015 9747
 MasterCard & Visa accepted

706SCP0108_V1



Mr J HARGREAVES TTE &
Mrs JA HARGREAVES TTE
PO BOX 143
MONTVILLE QLD 4560

HALF YEARLY RATE NOTICE FOR PERIOD

1 July 2021 to 31 December 2021

ISSUE DATE 20 July 2021
PROPERTY NO. **116799**
VALUATION \$145,776
PAYMENT REFERENCE NO. 100159747
DUE DATE FOR PAYMENT **20 August 2021**

AMOUNT PAYABLE \$1,635.15

PROPERTY LOCATION: Sea Resort And Spa Residential, 1401/14 Aerodrome Rd MAROOCHYDORE QLD 4558
PROPERTY DESCRIPTION: Lot 1401 SP154808 Sea Resort And Spa Residential Contribution Entitlement 108/10101 Interest Entitlement 1250/69460

RATES AND CHARGES

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 27		Minimum Rate =	1,175.00
Waste Low Noise Bin - 1100 Litre	0.29938 x	\$1,848.90 x .5 =	276.75
Heritage Levy	1 x	\$13.00 x .5 =	6.50
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Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 2	1 x	\$229.80 x .5 =	114.90
TOTAL:			\$1,635.15

Please review the enclosed Schedule of Rates to confirm your rate category.
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Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

PAYMENT OPTIONS

PROPERTY NO.
116799

Mr J HARGREAVES TTE &

AMOUNT PAYABLE
1,635.15

DUE DATE
20 August 2021



Billers Code: 18259
Ref: 100159747

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



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



*214 100159747

Credit Card by Phone
Phone 13 18 16 and follow the prompts

Billpay Code: 0214

Ref: 1 0015 9747

MasterCard & Visa accepted



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



Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts

Ref: 1 0015 9747

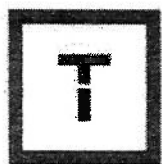
MasterCard & Visa accepted



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



7285281010 02



THOMPSON
INSURANCE PTY LTD

INSURANCE
ADVISERNET

Advice you can trust

Insurance Advisernet Australia Pty Ltd
AFSL No: 240549 ABRN: 15 001 886 687
www.insuranceadviser.net

TAX INVOICE

J & J Hargreaves
PO Box 143
MONTVILLE QLD 4560

INVOICE NO 602525570

Invoice Date: 07/10/2021

For all enquiries, please contact:

Peter Thompson

Thompson Insurance Pty Ltd

P: (07) 5443 1866

M: 0409 269 127

E: peter@thompsoninsurance.com.au

PAID 14/12/2021
D/T

Insured:	J & J Hargreaves	Premium:	\$330.20
Class:	Landford Insurance	Emergency/Fire Services Levies:	\$0.00
Policy No:	142A025972LLP	Stamp Duty:	\$32.69
Ref No:	426-C600221769-P602373958/2	Adviser Fee:	\$20.00
Period:	30/10/2021 to 30/10/2022	Administration Fee:	\$25.00
Insurer:	Allianz Australia Insurance Limited - General Risks (ALLIANZ2) 15 000 122 850	GST:	\$37.52
		Total Amount Due:	\$445.41 ✓
		Payment Due Date:	30/10/2021

(Upon payment of the Premium, this invoice will act as your Tax Invoice)

Details

Please find invoice and schedule for renewal of your policy. We thank you for continuing to choose Insurance Advisernet Australia Pty Limited and ask that you carefully check through your schedule to ensure cover is as required.

BPAY



Billers Code: 485326
Ref: 6025255701

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

INSTALMENTS

You can pay your insurance Premium by monthly instalments directly debited from your bank account. Charges apply

Please contact us for full details.

CREDIT CARD

Visit: www.insuranceadviser.net
or call **1300 301 448**
and use reference **602525570**

Internet - Visa, Mastercard or Amex
Phone - Visa, Mastercard
(Surcharge applies)

CHEQUE

Please make cheques payable to:

IA P/L Trust Account

and mail to:

Insurance Advisernet Australia Pty Limited
PO Box 633 NORTH SYDNEY NSW 2059

Client Name: John Hargreaves
Invoice No: 602525570
Client Code: C600221769
Adviser: Peter Thompson

Total Amount Due: \$445.41
Payment Due Date: 30/10/2021

Your 2021-22 land tax summary



E13
E14
E15

2021-22 assessment	\$8,044.15
Reassessment—N/A	\$0.00
Total assessed liability	\$8,044.15
Payments received/Refund	\$0.00
Unpaid tax interest (UTI)	\$0.00
Penalty tax	\$0.00
Total amount due	\$8,044.15

How your land tax was calculated

Property address	Property ID (from your valuation notice)	Property description	Valuations* 3 year averaging may be applied (If blank - State wide averaging factor of .98 used)			Averaged value	Capped value	Your share of value	Less exemption	Exemption code	Your taxable value	
			2021-22	2020-21	2019-20							
LAND OWNED SOLELY BY HARGREAVES SUPERANNUATION FUND												
14 AERODROME RD MAROOCHYDORE	40619747	1401/SP/154808	\$145,767	\$145,767	\$145,767	\$145,767		\$145,767.00			\$145,767.00	
118 MAIN ST MONTVILLE	40823847	2/RP/205231	\$580,000	\$580,000	\$580,000	\$580,000		\$580,000.00			\$580,000.00	
LAND OWNED JOINTLY												
168 MAIN ST MONTVILLE	289267	14/BUP/104141	\$24,250	\$24,250	\$24,250	\$24,250		\$12,125.00			\$12,125.00	
Exemption codes										Total taxable value	\$737,892.00	
D Subdivider discount applied											Tax rate *** \$1,450 + 1.70c for each \$1 more than \$350,000	
A Aged-care facilities												
C COVID-19 Land tax relief												
E Other exemption	Aeromdrome Rd 145,757/737,892 = 19.75%, 8,044.15 x 19.75% = 1,588.72 - 235.12 = \$1,353.60										✓ ✓ ✓	
M Moveable dwelling park	118 Main St (Mountain Inn) 580,000/737,892 = 78.60%, 8,044.15 x 78.60% = 6,322.70 - 939.39 = \$5,383.31											
P Primary production	168 Main St (Shop 14) 12,125/737,892 = 1.65%, 8,044.15 x 1.65% = 132.73 - 20.19 = \$ 112.54											
R Home												\$8,044.15
S Supported accommodation											Total assessed liability	\$8,044.15
T Transitional Home												

Client received a small refund due to covid of \$1,194.70 which has been applied to each property using the above calculations

* These values are provided by the Valuer-General (www.qld.gov.au/landvaluations) under the Land Valuation Act 2010 and are required to be used to calculate your taxable value. They may only be amended by the Valuer-General. Therefore the Office of State Revenue cannot consider an objection/variation to your assessment on the basis of these values being excessive.

*** Different rates apply to foreign companies and trustees of foreign trusts. To find out more about tax rates, including determining your status and obligations visit our website (www.qld.gov.au/landtax).

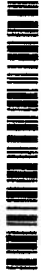
413836-001 00



Office of State Revenue
ABN 90 856 020 239
Phone 1300 300 734
Email landtax@treasury.qld.gov.au
Web www.qld.gov.au/landtax

E13
E14
E15

TAX YEAR 2021 To 2122



413836-001 000220(697) 0002
The Trustee/s for HARGREAVES SUPERANNUATION FUND
PO BOX 143
MONTVILLE QLD 4560

PAID 1/9/21 \$8,044.15
CNA 989

Assessment details

The attached land tax summary provides details on how your assessment is calculated. Further information (for example, about exemptions and taxable value) is available at www.qld.gov.au/landtax

Please read the 'Your obligations and entitlements' section of this notice.


Assessment comments

N/A

Mark Jackson
Commissioner of State Revenue

Preferred payment method

See over for more payment options including payments by credit card or instalments.

 **Billers code: 625178**
Ref: 400009598410

Telephone and Internet Banking—BPAY®

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

More info: www.bpay.com.au

*Registered to BPAY Pty Ltd ABN 69 079 137 518

Land tax

Assessment notice 2021–22

for land owned as at midnight 30 June 2021

Issued under the Land Tax Act 2010 and Taxation Administration Act 2001

Issue date 25 August 2021
Payment reference 400009598410
Client number 1765333

Amount payable **\$8,044.15**
(for this assessment)

Due date 23 November 2021

If you pay late, it will cost you more.

Pay online now!

Your land tax pays for roads, hospitals and other government services right here in Queensland.

Due date 23 November 2021
Payment reference 400009598410

Amount payable **\$8,044.15**
(for this assessment)

400009598410

Original Date 3/1/22 37To John HargreavesFrom David PolleyABN 32 701 647 192

1	Repairs to MMI roof tiles		
2	hours		
3	Sat 1 Jan 2		
4	Mon 3 " 3		
5	Total hours 5		
6	\$50 per hour		
7	labour \$250-00		
8			
9			
10			
11	Repairs to chair for MMI		
12	8/7/21		
13		\$ 75-00	
14			
15			
16			
17			
18			
19			
20			
21	Total	\$ 325-00	
22			
23			
24	Paid: D Polley		
25			

Total R&M = 325 + 700 + 375 + 1,672.73 + 950 = \$4,022.73 ✓

Original Date 2/3/22 42

To John Hargreaves

From David Polley

ABN 32 701 647 192

1 Repairs to M.M. J.

2 roof.

3 hours

4 Wed 19 Jan 6

5 Sat 26 Feb 6

6 Wed 2 Mar 2

7 Total hours 14

8 \$50 per hour

9

10 Total \$ 700-00

11

12

13

14

15

16 Paid with thanks

17 DP Polley

18

19

20

21

22

23

24

25

TAX INVOICE

Hargreaves, John
PO Box 143
MONTVILLE QLD 4560

Invoice Date
5 Mar 2022

Invoice Number
INV-0812

Reference
Montville Mountain Inn

ABN
24 912 313 512

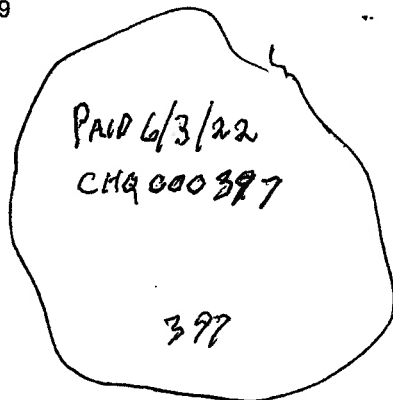
The Benchmark Plumbing
& Gas Trust
PO Box 231
WOOMBYE QLD 4559
Mobile: 0403 576 159
QBCC 1005889

Description	Quantity	Unit Price	GST	Amount AUD
Installed a 100 mm over flow point from the core drilled hole in the tank to the storm water drain. Epoxy the PVC fitting in place and installed a frog flap.	1.00	375.00	10%	375.00
			Subtotal	375.00
			TOTAL GST 10%	37.50
			TOTAL AUD	412.50

Due Date: 5 Mar 2022

"This is a payment claim under the Building and Construction Industry Payments Act 2004."

For Direct Transfer:
Benchmark Plumbing & Gas Pty Ltd
Westpac Bank
BSB: 034 676
ACC: 224499



PAYMENT ADVICE

Customer	Hargreaves, John
Invoice Number	INV-0812
Amount Due	412.50
Due Date	5 Mar 2022

Amount Enclosed

Enter the amount you are paying above

To: The Benchmark Plumbing & Gas Trust
PO Box 231
WOOMBYE QLD 4559
Mobile: 0403 576 159
QBCC 1005889



National Australia Bank Limited
ABN 12 004 044 937

BSB 4846

28/03/2022

13:55

484673 708

Tallowood Contractors

MR & A Dykes
562 Nambour Mapleton Rd
Mapleton QLD 4560
Australia
Phone: 0427 263595
ABN: 47 419 350 072

Invoice date: 18/03/2022

Cash Amount : \$0.00
Cheque Amount : \$1,840.00
Total Deposits : \$1,840.00

Due:
25/03/2022

		UNITS	UNIT PRICE (inc GST)	TAX TYPE	AMOUNT (inc GST)
tree es nn.	Hrs	7.5	160.00	GST	1,200.00
1500 y at	Hrs	4	160.00	GST	640.00

GST: \$167.27
Total (inc GST): \$1,840.00
Amount Paid: \$0.00
AMOUNT DUE: \$1,840.00

(167.27)

\$1,672.73

Please retain this receipt as proof of transaction.

nab.com.au

Proceeds may not be available until cleared
65719A1016

PAID CHQ \$1,840.00

How to Pay Due 25/03/2022

Bank Deposit via EFT

Bank:	National Australia Bank
Name:	M & A Dykes
BSB:	084846
AC#:	734558708
Ref#:	IV00000000561

Original

Date 14/4/22 47

To John Hargreaves

From David Polley

ABN 32 701 647 192

1	Repair & replace planter
2	boxes at Montvale Mountain
3	Inn

4	
5	hours

6	Wed 23 March 2
---	----------------

7	Sat 26 " 2
---	------------

8	Wed 6 April 1
---	---------------

9	Wed 13 " 8
---	------------

10	Thur 14 " 6
----	-------------

11	Total hours 19
----	----------------

12	\$50 per hour
----	---------------

13	Total \$950-00
----	----------------

14	
----	--

15	
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16	
----	--

17	
----	--

18	PAID with thanks
----	------------------

19	D Polley
----	----------

20	cheque 000401
----	---------------

21	
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23	
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24	
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25	
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Hargreaves SF

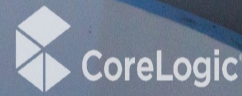
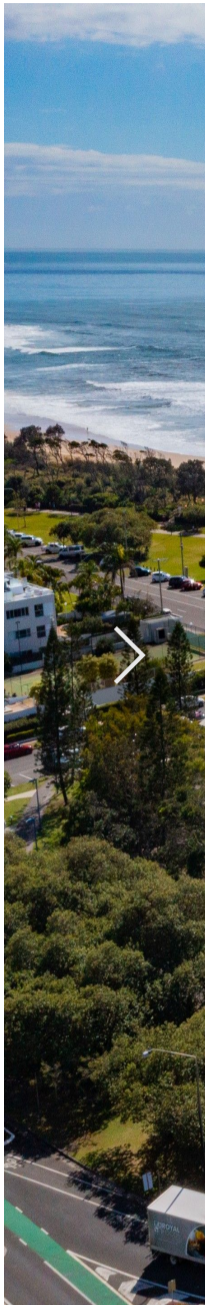
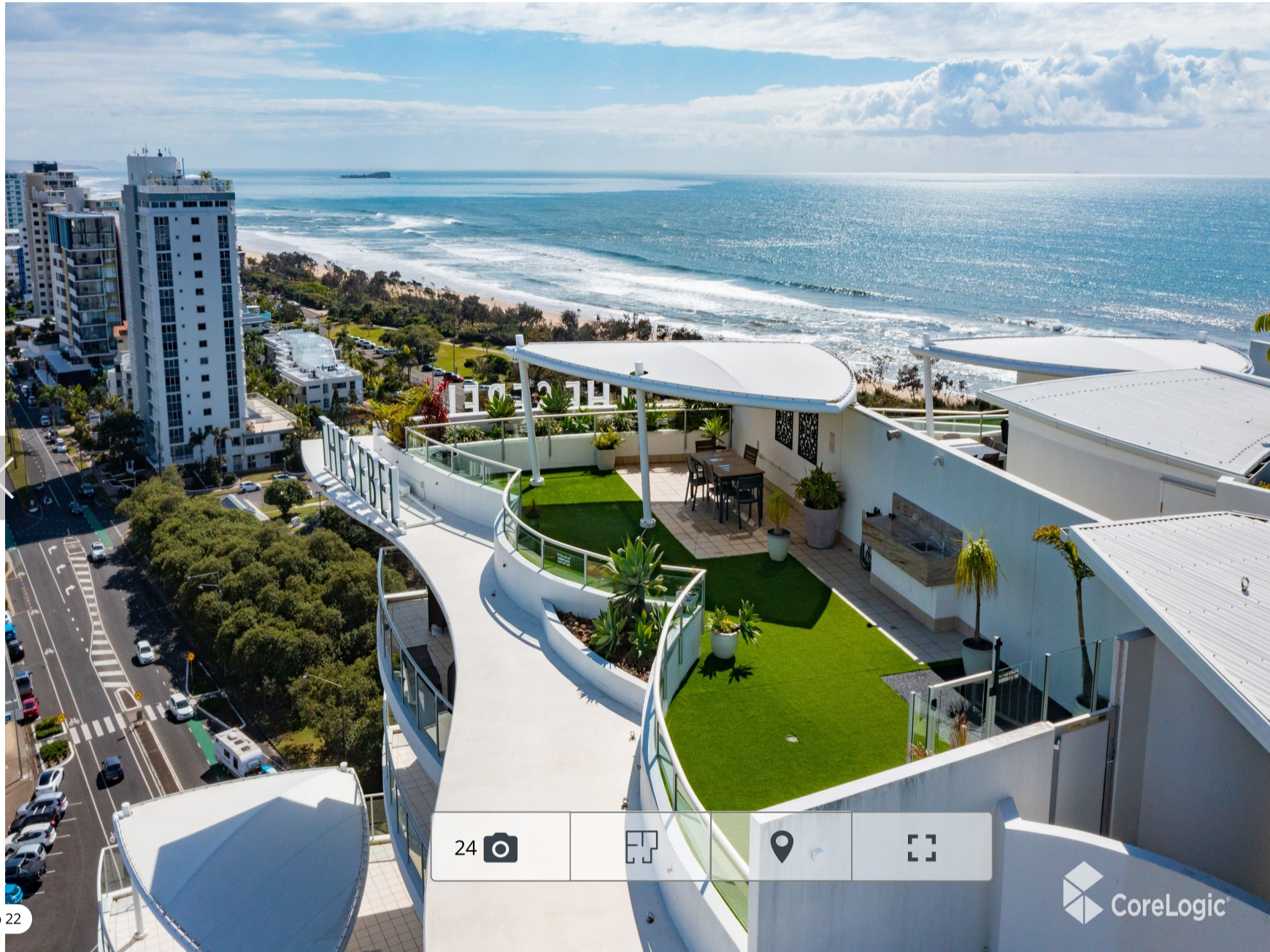
Transactions: 1401/14-20 Aerodrome Road - Hargreaves Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

1401/14-20 Aerodrome Road

	Date	Narrative	Debit	Credit	Balance	Quantity
└─	1401/14-20 Aerodrome Road					
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00	Cr
	30/06/2022	Sundry Expenses	\$ 298.53	\$	\$ 298.53	Dr
	Total 1401/14-20 Aerodrome Road		\$ 298.53	\$ 0.00	\$ 298.53	Dr
	Total 1401/14-20 Aerodrome Road		\$ 298.53	\$ 0.00	\$ 298.53	Dr ✓

... 1401/14 Aerodrome Rd ▾



Sep 22

SOLD ⓘ

Please note no title search has been prepared for this property as property was sold in October 2022. We will request for the title search that would have been completed prior to settlement.



Are you the owner? ⓘ

[Claim Your Home](#)

Sold on 22 Oct 2022 for \$1,503,800

1401/14 Aerodrome Road

Maroochydore QLD 4558

🛏 2 🚗 2 🚗 2 🏠 102m² 📏 267m²

[Improve this data](#)

[Track Property](#)

[Track Suburb](#)

Sold By



Candice Contencin

RAY WHITE MOOLOOLABA

[Message](#) [Call agent](#)

Ray White

[See more from this agency](#)



Candice Contencin
RAY WHITE MOOLOOLABA

[Call](#)

[Message](#)

1401/14 Aerodrome Rd, Maroochydore is a 2 bedroom, 2 bathroom Unit with 2 parking spaces and was built in 2004. The property has a land size of 267 and floor size of 102m². While the property is not currently for sale or for rent, it was last sold in October 2022. There are [159 other 2 bedroom Units](#) sold in Maroochydore in the last 12 months.

Building Type	Unit	Year Built	2004
Floor Size	102m ²	Land Size	267m ²
Local Government	Sunshine Coast Regional - Maroochy	Primary Land Use	Building Units (Primary Use Only)
Lot/Plan	1401/SP154808		

Smarter decisions

[Unlock more details on this property.](#)

Property value 

Last Listing description (October 2022)

Crown Jewel Penthouse in The Sebel Maroochydore

This unique penthouse has arguably the most distinctive views and position in The Sebel Maroochydore, sitting high atop on the 14th floor with a north-easterly aspect. The apartment boasts a glorious panoramic outlook in a favourite Sunshine Coast location where you can enjoy waking up every day to see the ocean, Old Woman Island, Cotton Tree, Mount Coolum, the Maroochy river and ranges throughout your new home.

Where else can you get 267m² of seaside living opposite beachfront with your own private rooftop terrace wrapped by spectacular scenery every which way you look! With the convenience of Maroochydore CBD within easy reach just 300m down the road, opportunities like this don't come around very often.

The stylish interior and floorplan design captures sophisticated beach living throughout the property. The open plan living, inside and out, is complimented by floor to ceiling glass and sliding doors to welcome the abundance of natural light available to fill the space whilst offering you an assortment of horizon views to gaze at.

[Show More](#)

About Maroochydore 4558

The size of Maroochydore is approximately 12.6 square kilometres. It has 43 parks covering nearly 6.3% of total area. The population of Maroochydore in 2011 was 14,445 people. By 2016 the population was 16,764 showing a population growth of 16.1% in the area during that time. The predominant age group in Maroochydore is 20-29 years. Households in Maroochydore are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Maroochydore work in a professional occupation. In 2011, 50.4% of the homes in Maroochydore were owner-occupied compared with 49% in 2016. Currently the median sales price of houses in the area is \$975,000.

[Maroochydore Profile Page](#) >

Property History for 1401/14 Aerodrome Rd, Maroochydore, QLD 4558

A timeline of how this property has performed in the market

Last Sold	Listed for Rent
\$1,503,800	\$975/w
22 Oct 2022	30 Nov 2021



22 Oct 2022

Sold for \$1,503,800



31 Aug 2022

Listed for Sale Offers Over \$1,500,000



19 Nov 2021

Listed for Rent \$975 / week



[Sign in](#) to see more transactions



Candice Contencin
RAY WHITE MOOLOOLABA

Call

Message

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 16939042	Search Date: 13/07/2023 11:04
Date Title Created: 08/08/1986	Request No: 45039687
Previous Title: 15712106	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 205231
Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 710816717 17/07/2007

JOHN HARGREAVES
JUNE ANNE HARGREAVES TRUSTEE
UNDER INSTRUMENT 710816717

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10614235 (POR 1363)
2. LEASE No 709101332 02/11/2005 at 10:13
MOUNTAIN RETREAT (QLD) PTY LTD A.C.N. 116 058 541 TRUSTEE
UNDER INSTRUMENT 709101332
3. MORTGAGE No 711647915 15/05/2008 at 09:46
SUNCORP-METWAY LTD A.B.N. 66 010 831 722
over
LEASE: 709101332
4. AMENDMENT OF LEASE No 715417917 11/11/2013 at 10:54
LEASE: 709101332
TERM: 03/10/2005 TO 02/10/2015 OPTION 5 YEARS
5. AMENDMENT OF LEASE No 717305969 09/06/2016 at 15:23
LEASE: 709101332
TERM: 03/10/2005 TO 02/10/2020 OPTION 5 YEARS
6. AMENDMENT OF LEASE No 719401394 10/05/2019 at 15:36
LEASE: 709101332
TERM: 03/10/2005 TO 02/10/2020 OPTION 5 YEARS
7. TRANSFER No 719401399 10/05/2019 at 15:39
LEASE: 709101332
COSANTOIR PTY LTD A.C.N. 631 651 600 TRUSTEE
UNDER INSTRUMENT 719401399
8. AMENDMENT OF LEASE No 721718023 27/05/2022 at 11:32
LEASE: 709101332
TERM: 03/10/2005 TO 02/10/2025 OPTION 5 YEARS

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority



30th June 2023

To Whom It May Concern,

RE: 118 Main Street, Montville Qld 4560
Lot 2 on RP 205231
Local Gov: Sunshine Coast
Area: 1.01 Hectares
SV: \$700,000 SV Date: 30.06.2022

I have been asked to give my opinion of the value of the above property operating as Montville Mountain Inn as of the above date.

This property is in good condition and is in a premium position in Montville. It is a well-constructed brick building consisting of a 4-bedroom residence and 22 motel units. The property is set amongst attractive gardens and includes an inground swimming pool and tennis court.

The dwelling is close to the boundary of the adjoining lot and a neighbouring dwelling as well.

Comparable sales include:

- 77 Kondalilla Falls Road, Flaxton – Sold for \$2.15m in 10/2022 – 8377m² – Residence plus 2 cottages, inferior property.
- 279 Nambour Connection Road, Woombye – Sold for \$1.65m in 08/2022 – 3513m² – Motel (16 rooms), inferior property.
- 58 Maple Street, Maleny – Sold for \$3m in 09/2022 – 2582m² - Guesthouse
- 20 Lawyer Street, Maleny – Sold for \$2m on 03/2023 – 3358m² – Residence plus 5 x 1 bedroom villas, inferior property.

I would suggest the subject property would command a price between \$2.8m to \$3.2m if given a fair and reasonable marketing period thus adopt \$3.0m. ✓

Signed at Mapleton on this 30th day of June 2023.


 Roger N Loughnan

Disclaimer: Please note that I am not a registered valuer, and this appraisal is based on my experience with Real Estate sales on and around the Blackall Range over the past 30 years. Figures and dates are to the best of my knowledge but are not guaranteed.

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference: 50120056	Search Date: 13/07/2023 11:04
Date Title Created: 04/04/1996	Request No: 45039687
Previous Title: 50113629	

ESTATE AND LAND

Estate in Fee Simple

LOT 14 BUILDING UNIT PLAN 104141
 Local Government: SUNSHINE COAST
 COMMUNITY MANAGEMENT STATEMENT 16151

REGISTERED OWNER

INTEREST

Dealing No: 710780533 04/07/2007

JOHN HARGREAVES

JUNE ANNE HARGREAVES

UNDER INSTRUMENT 710780533

VARMI GEYL

PAULINE GEYL

UNDER INSTRUMENT 710507425

TRUSTEE

1/2

TRUSTEE

1/2

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 10944148 (POR 70V)
- LEASE No 716740735 09/09/2015 at 10:22
REJERAH PTY LTD A.C.N. 090 154 180 TRUSTEE
UNDER INSTRUMENT 716740735
OF THE WHOLE OF THE LOT
TERM: 12/08/2015 TO 11/08/2020 OPTION 5 YEARS
- AMENDMENT OF LEASE No 719925659 27/02/2020 at 14:02
LEASE: 716740735
TERM: 12/08/2015 TO 11/08/2025 OPTION 5 YEARS
- TRANSFER No 721968695 13/09/2022 at 08:37
LEASE: 716740735
LITTLE CATS COTTAGE PTY LTD A.C.N. 660 111 919
- AMENDMENT OF LEASE No 722065704 27/10/2022 at 12:53
LEASE: 716740735
TERM: 12/08/2015 TO 11/08/2025 OPTION 5 YEARS

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

30th June 2023

To Whom It May Concern,

RE: Shop 14, The Village Square, 168-179 Main Street, Montville Qld 4560
Lot 14 on BUP 104141
Local Gov: Sunshine Coast
Area: 22m2

I have been asked to give my opinion of the value of the above property operating as a commercial retail space (kiosk) as of the above date.

This property is in good condition and is in a premium position in Montville. It is a well constructed brick building.

Currently tenanted on a \$25,142.60 per annum lease.

A current yield of around 6% is realistic and represents a market value of \$400,000. / 2 = 200,000

Comparable sales include:

- 1/182 Main Street, Montville – Sold for \$385,000 in 01/2023 – 59m2 shop
- 7/171-183 Main Street, Montville – Sold for \$300,000 in 09/2022 – 40m2 shop

Signed at Mapleton on this 30th day of June 2023.


Roger N Loughnan

Disclaimer: Please note that I am not a registered valuer, and this appraisal is based on my experience with Real Estate sales on and around the Blackall Range over the past 30 years. Figures and dates are to the best of my knowledge but are not guaranteed.



Bank of Queensland Limited
 ABN 32 009 656 740
 AFSL No. 244616
 BOQ Centre
 Level 6, 100 Skyring Terrace
 Newstead Qld 4006
 GPO Box 898, Brisbane 4001
 Telephone 1300 55 72 72
 Facsimile (07) 3212 3399
 www.boq.com.au

STATEMENT

Account Number: **20609724**
 BSB: 124401
 From 31-Dec-2021 to 30-June-2022

Total Bank Fees = \$5/mth x 12mths = \$60 ✓

Cash Management Account

Account Details	Statement Summary
Hargreaves Superannuation Fund	Opening Balance \$ 301,507.91 cr
John Hargreaves and	Total Credits \$ 126,640.80 cr
June Anne Hargreaves ATF	Total Debits \$ 164,625.99 dr
Details as at 30-June-2022	Credit Interest FYTD \$ 439.27 cr ✓
	Closing Balance \$ 263,522.72 cr ✓

Transactions	Posting Date	Transaction Details	Debit	Credit	Balance
2021					
	31-Dec	Opening Balance			301,507.91 cr
	31-Dec	Withdrawal	1,250.00		300,257.91 cr
	31-Dec	Deposit Refund of Short Pay Wothdrawal		50.00	300,307.91 cr
	31-Dec	Account Maintenance Fee Cma	5.00		300,302.91 cr
	31-Dec	Interest		24.13	300,327.04 cr
2022					
	04-Jan	Direct Credit Wayne Bluck Rent Shop 14		1,047.60	301,374.64 cr
	04-Jan	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		2,921.92	304,296.56 cr
	05-Jan	Cheque No 000000388	325.00		303,971.56 cr
	14-Jan	Withdrawal	1,250.00		302,721.56 cr
	14-Jan	Cheque No 000000387	445.41		302,276.15 cr
	14-Jan	Cheque No 000000389	2,734.29		299,541.86 cr
	19-Jan	Cheque No 000000391	150.00		299,391.86 cr
	19-Jan	Cheque No 000000390	5,285.71		294,106.15 cr
	31-Jan	Direct Credit Wayne Bluck Rent Shop14		1,047.60	295,153.75 cr
	31-Jan	Direct Credit CBA Rent Feb2022		19,109.52	314,263.27 cr
	31-Jan	Account Maintenance Fee Cma	5.00		314,258.27 cr
	31-Jan	Interest		25.39	314,283.66 cr
	01-Feb	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		4,337.06	318,620.72 cr
	01-Feb	Cheque No 000000392	1,635.15		316,985.57 cr
	11-Feb	Cheque No 000000393	4,532.00		312,453.57 cr
	24-Feb	Cheque No 000000394	1,635.15		310,818.42 cr
	25-Feb	Direct Credit Wayne Bluck Rent Shop14		1,047.60	311,866.02 cr
	28-Feb	Account Maintenance Fee Cma	5.00		311,861.02 cr
	28-Feb	Interest		24.08	311,885.10 cr
	01-Mar	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		3,535.36	315,420.46 cr
	02-Mar	Cheque No 000000396	700.00		314,720.46 cr
	08-Mar	Cheque No 000000395	160.00		314,560.46 cr
	15-Mar	Cheque No 000000397	412.50		314,147.96 cr
	21-Mar	Withdrawal	1,250.00		312,897.96 cr
	28-Mar	Cheque No 000000398	1,840.00		311,057.96 cr

Transactions		Continued		
Posting Date	Transaction Details	Debit	Credit	Balance
2022				
31-Mar	Direct Credit CBA April Rent		19,109.52	330,167.48 cr
31-Mar	Account Maintenance Fee Cma	5.00		330,162.48 cr
31-Mar	Interest		26.64	330,189.12 cr
01-Apr	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		3,455.36	333,644.48 cr
01-Apr	Direct Credit Wayne Bluck Rent Shop14		1,047.60	334,692.08 cr
13-Apr	Cheque No 000000399	4,532.00		330,160.08 cr
20-Apr	Cheque No 000000401	950.00		329,210.08 cr
20-Apr	Cheque No 000000400	2,858.14		326,351.94 cr
26-Apr	Direct Credit Wayne Bluck Rent Shop14		1,047.60	327,399.54 cr
30-Apr	Account Maintenance Fee Cma	5.00		327,394.54 cr
30-Apr	Interest		27.19	327,421.73 cr
02-May	Direct Credit CBA Rent May		19,109.52	346,531.25 cr
03-May	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		5,065.95	351,597.20 cr
03-May	Direct Credit CBA April Rent Increas		573.29	352,170.49 cr
03-May	Direct Credit CBA May Rent Inc		573.29	352,743.78 cr
05-May	Cheque No 000000402	100.00		352,643.78 cr
16-May	Withdrawal	1,250.00		351,393.78 cr
25-May	Deposit <i>FROM</i> <i>JOHN'S CHQ TRANSFER FOR RENT @ MMT FEB 22 TO SUPER ACC</i>		19,109.52	370,503.30 cr
31-May	Direct Credit Wayne Bluck Rent Shop14		1,047.60	371,550.90 cr
31-May	Direct Credit CBA Rent June 2022		19,682.81	391,233.71 cr
31-May	Account Maintenance Fee Cma	5.00		391,228.71 cr
31-May	Interest		30.05	391,258.76 cr
01-June	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		3,535.36	394,794.12 cr
21-June	Cheque No 000000403 <i>PE</i>	128,450.00		266,344.12 cr
27-June	Cheque No 000000404	2,845.64		263,498.48 cr
30-June	Account Maintenance Fee Cma	5.00		263,493.48 cr
30-June	Interest		29.24	263,522.72 cr
30-June	Closing Balance			263,522.72 cr
	Total Debits & Credits	164,625.99	126,640.80	

Overdrawn Rate is 17.20% p.a.

Credit Interest Rates

Effective Date: 25/11/2021

Amount	Interest Rate p.a.
\$1 - \$9,999	0.05%
\$10,000 - \$19,999	0.05%
\$20,000 - \$49,999	0.05%
\$50,000 - \$99,999	0.05%
\$100,000 - \$249,999	0.10%
\$250,000 and over	0.10%

Interest rates are subject to change. Interest is calculated on the daily closing balance and paid monthly on the last day of the month. Interest for the last day of the month will be paid in the following month.

The interest rates quoted above are current as at the Effective Date. If you require information about any interest rate changes that may have occurred in the period between your last statement and this statement, please contact your local BOQ branch or phone our Customer Contact Centre on 1300 55 72 72.

Regular payment arrangements

For information on Regular Payment Arrangements including:

1. Definition of a Regular Payment
2. Benefits of a Regular Payment
3. Customer Responsibilities and Obligations and
4. Customer Rights

Please refer to www.boq.com.au/cardswitching.htm or contact your local branch for a copy of the Terms and Conditions.



Bank of Queensland Limited
 ABN 32 009 656 740
 AFSL No. 244616
 BOQ Centre
 Level 6, 100 Skyring Terrace
 Newstead Qld 4006
 GPO Box 898, Brisbane 4001
 Telephone 1300 55 72 72
 Facsimile (07) 3212 3399
 www.boq.com.au

COPIES
 YEAR 2021 + 2022

BOQ

1/7/21 To 30/6/22

STATEMENT

Account Number: 20609724
 BSB: 124401
 From 01-Jul-2021 to 30-Dec-2021

Cash Management Account

Account Details
Hargreaves Superannuation Fund John Hargreaves and June Anne Hargreaves ATF
Details as at 30-Dec-2021

Statement Summary	
Opening Balance	\$ 187,636.96 cr
Total Credits	\$ 142,615.25 cr
Total Debits	\$ 28,744.30 dr
Credit Interest FYTD	\$ 252.55 cr
Closing Balance	\$ 301,507.91 cr

Transactions		Debit	Credit	Balance
2021				
01-Jul	Opening Balance			187,636.96 cr
01-Jul	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		772.80	188,409.76 cr
19-Jul	Direct Credit Wayne Bluck Rent Shop14		1,047.60	189,457.36 cr
19-Jul	Cheque No 000000381	850.00		188,607.36 cr
20-Jul	Direct Credit Osr QLD 000770077927 ?		1,194.70	189,802.06 cr
30-Jul	Direct Credit CBA Rent August 2021		19,109.54	208,911.60 cr
31-Jul	Account Maintenance Fee Cma	5.00		208,906.60 cr
31-Jul	Interest		55.75	208,962.35 cr
02-Aug	Direct Credit Gorman & Gray Pr 1401 The Sebel 14		17,735.95	226,698.30 cr
11-Aug	Withdrawal	1,250.00		225,448.30 cr
30-Aug	Direct Credit Wayne Bluck Rent Shop14		1,047.60	226,495.90 cr
30-Aug	Direct Credit CBA Rent Sept 2021		19,109.54	245,605.44 cr
31-Aug	Cheque No 000000382	36.15		245,569.29 cr
31-Aug	Account Maintenance Fee Cma	5.00		245,564.29 cr
31-Aug	Interest		47.85	245,612.14 cr
07-Sep	Cheque No 000000383	8,044.15		237,567.99 cr
10-Sep	Withdrawal	1,200.00		236,367.99 cr
13-Sep	Cheque No 000000384	6,930.00		229,437.99 cr
29-Sep	Withdrawal	1,250.00		228,187.99 cr
30-Sep	Direct Credit Wayne Bluck Rent Shop14		1,047.60	229,235.59 cr
30-Sep	Direct Credit CBA Rent Oct 2021		19,109.54	248,345.13 cr
30-Sep	Account Maintenance Fee Cma	5.00		248,340.13 cr
30-Sep	Interest		48.22	248,388.35 cr
11-Oct	Cheque No 000000385	2,127.00		246,261.35 cr
11-Oct	Cheque No 000000386	4,532.00		241,729.35 cr
15-Oct	Direct Credit Spy-P 20380778 Stratapay152153832 RENT RETURN (PAID DOUBLE RENT)		2,764.03	244,493.38 cr
31-Oct	Account Maintenance Fee Cma	5.00		244,488.38 cr
31-Oct	Interest		52.13	244,540.51 cr
01-Nov	Direct Credit CBA Rent Nov2021		19,109.54	263,650.05 cr
09-Nov	Direct Credit Wayne Bluck Rent Shop14		1,047.60	264,697.65 cr
10-Nov	Withdrawal	1,250.00		263,447.65 cr

Transactions		Continued		
Posting Date	Transaction Details	Debit	Credit	Balance
2021				
30-Nov	Direct Credit CBA Rent December		19,109.54	282,557.19 cr
30-Nov	Account Maintenance Fee Cma	5.00		282,552.19 cr
30-Nov	Interest		48.60	282,600.79 cr
02-Dec	Direct Credit Wayne Bluck Rent Shop14		1,047.60	283,648.39 cr
16-Dec	Withdrawal	1,250.00		282,398.39 cr
29-Dec	Direct Credit CBA Rent Jan 2022		19,109.52	301,507.91 cr
30-Dec	Closing Balance			301,507.91 cr
		Total Debits & Credits	28,744.30	142,615.25

Overdrawn Rate is 17.20% p.a.

Credit Interest Rates

Effective Date: 25/11/2021

Amount	Interest Rate p.a.
\$1 - \$9,999	0.05%
\$10,000 - \$19,999	0.05%
\$20,000 - \$49,999	0.05%
\$50,000 - \$99,999	0.05%
\$100,000 - \$249,999	0.10%
\$250,000 and over	0.10%

Interest rates are subject to change. Interest is calculated on the daily closing balance and paid monthly on the last day of the month. Interest for the last day of the month will be paid in the following month.

The interest rates quoted above are current as at the Effective Date. If you require information about any interest rate changes that may have occurred in the period between your last statement and this statement, please contact your local BOQ branch or phone our Customer Contact Centre on 1300 55 72 72.

Important information regarding your account statements

From December 2021, you will receive your account statements every 6 months in line with your account terms and conditions. You can request account statements to be issued more frequently, but there may be a fee for these more frequent statements.

Regular payment arrangements

For information on Regular Payment Arrangements including:

1. Definition of a Regular Payment
2. Benefits of a Regular Payment
3. Customer Responsibilities and Obligations and
4. Customer Rights

Please refer to www.boq.com.au/cardswitching.htm or contact your local branch for a copy of the Terms and Conditions.

Fraud alert - New Visa card phone scam

A new scam has been identified where cardholders receive a call from someone claiming to be from Visa's Fraud & Security department. The caller claims they are verifying an unusual transaction and already has many of the cardholders details, but will ultimately request the CVV (3 digit number on reverse of card) enabling fraudulent transactions to be processed. Under no circumstances will the Bank or Visa request such information. Any queries should be directed to your nearest branch or our Customer Contact Centre on 1300 55 72 72.

Statement Integrity

You should check all entries appearing on this statement for error or possible unauthorised transactions. For more information about your account, including details on how to dispute any of the transactions found on your statement, or the benefits, fees and charges, they can be found in the relevant Terms and Conditions or Fees and Charges booklets. You can also obtain the information at any BOQ branch, through our Customer Contact Centre on 1300 55 72 72 or by visiting our website boq.com.au. If you have a problem or complaint, information about our dispute resolution process is available at any branch or through the Customer Contact Centre.

SECURITY ALERT FOR PIN AND PAC HOLDERS - visit www.boq.com.au

Protect your card. Always carry it with you and never give it to anybody, including family or friends. Don't tell anyone your PIN or PAC, & don't let anyone see your PIN when using ATMs/Eftpos. Don't record your PIN on your card. Don't record your PAC in the same place as your CAN, & always disguise it. If you lose your card, or think others may know your PIN or PAC, call BOQ immediately on 1800 077 024. If you do not follow these precautions or fail to inform us quickly, you may be liable for losses in accordance with EFT Code of Conduct. For details visit www.boq.com.au



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 Licence: 3348916

John Hargreaves
 PO Box 143
 Montville QLD 4560

Tax Invoice
 Account OWN00492
 Statement #23
 1 Jul 2022

Money In	\$3,900.00
Money Out	\$364.64
You Received	\$3,535.36

Details for Account OWN00492

	Money Out	Money In
Balance brought forward		\$0.00
Unit 1401/14 Aerodrome Rd, Maroochydore QLD 4558		
Rented for \$975.00 per week		
Debra Skewes paid to 14/07/2022		
Rent paid to 30/06/2022 (previously paid to 16/06/2022)		\$1,950.00
Rent paid to 14/07/2022 (previously paid to 30/06/2022)		\$1,950.00
Management Fees *	\$364.64	
Total	\$364.64	\$3,900.00

Account Transactions

Withdrawal by EFT to owner Hargreaves Superannuation Fund P/L [EFT Transfer to: Hargreaves Superannuation Fund P/L, (124401) - ***724]	\$3,535.36	✓
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$33.16
 (* includes Tax)

3380		GST Reconciliation												3380
Client Name: Hargreaves Superannuation Fund										Preparer: NB		Date: 20-Jun-23		
Client ABN:										Reviewer: KJ		Date:		
Year Ending: 30 June 2022										Reporting method: Cash				
From Client Accounting data file (Xero / MYOB / QuickBooks)										GO TO INDEX				
Full financial year	Y	G1 Sales	G3 Sales	G10 Capital purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)	
TOTAL		\$ 274,216	\$ -	\$ -	\$ -	\$ 20,409	\$ 296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,113	
From BAS reported	GST included?	G1 Sales	G3 Sales	Capital Purchases	Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)	
July													\$ -	
August													\$ -	
Sept - Quarter						4532							\$ 4,532	
October													\$ -	
November													\$ -	
Dec - Quarter						4532							\$ 4,532	
January													\$ -	
February													\$ -	
Mar - Quarter						4532							\$ 4,532	
April													\$ -	
May													\$ -	
June - Quarter						4532							\$ 4,532	
TOTAL		\$ -	\$ -	\$ -	\$ -	\$ 18,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,128	
Variance		274,215.60	0.00	0.00	0.00	2,280.72	295.69	0.00	0.00	0.00	0.00		1,985.03	
Reason for discrepancy														
Balance Sheet (a/c 3380)		GST												
June Instalments	\$	4,532.00	CR											
Annual BAS Adjustments	\$	2,155.00	CR											
June 2021 Annual BAS	\$	5,111.00	DR											
TOTAL	\$	1,576.00	CR											
Sales Reconciliation														
Sales per BAS	\$	-												
Less GST per BAS	\$	18,128.00												
Total	\$	18,128.00												
Sales per ITR														
Debtor adjustment	\$	-												
TOTAL	\$	-												
Discrepancy	\$	18,128.00												
GST Adjustments (a/c 3382)		GST Collected	GST Paid	PAYGW										
	\$	2,280.72	\$ 295.69	\$ -										
Prior Accountant error	\$	170.00	\$ -	\$ -										
Annual BAS	\$	-	\$ 2,155.00	\$ -										
Rounding	\$	-	\$ 0.02	\$ -										
TOTAL	\$	2,450.72	\$ 2,450.71	\$ -	0.01									

Hargreaves Superannuation Fund
ABN: 97 187 324 068
Activity Statement Preparation Report - Detail
For the period 1 July 2021 to 30 June 2022

GST Detail

Description	Return Item	Gross (Inc GST)	GST
Income (GST Collected)			
<u>Sales Detail</u>			
Rental Statement		211,924.69	19,265.88
Rental Statement		12,571.20	1,142.84
Interest		55.75	0.00
Interest		47.85	0.00
Interest		48.60	0.00
Interest		24.13	0.00
Interest		48.22	0.00
Interest		52.13	0.00
Interest		25.39	0.00
Interest		24.08	0.00
Interest		26.64	0.00
Interest		27.19	0.00
Interest		30.05	0.00
Interest		29.24	0.00
Rental Statement		49,280.44	0.00
Total Sales	G1	274,215.60	20,408.72
<u>Export Sales Detail</u>			
Nil			
Export Sales	G2		
<u>Other GST-Free Sales Detail</u>			
Other GST-Free Sales	G3		
Total GST Collect on Sales	1A		20,408.72

Outgoings (GST Paid)

Capital Purchases Detail

Nil			
Capital Purchases	G10		

Hargreaves Superannuation Fund
ABN: 97 187 324 068
Activity Statement Preparation Report - Detail
For the period 1 July 2021 to 30 June 2022

Non-Capital Purchases Detail

Cheque 383		1,588.72	0.00
Cheque 383		6,322.70	0.00
Cheque 383		132.73	0.00
Cheque 387 - Landlord Insurance		445.41	0.00
Cheque 392		1,635.15	0.00
Cheque 389 - Body Corp		2,734.29	0.00
Cheque 394		1,635.15	0.00
Cheque 400 - Body Corp		2,858.14	0.00
Cheque 404		2,845.64	0.00
Cheque 398		1,840.00	167.27
Cheque 397		412.50	37.50
Cheque 401		950.00	0.00
Cheque 388 - David Polley		325.00	0.00
Cheque 396 - D Polley		700.00	0.00
Cheque 391		150.00	13.64
Cheque 384 - Baum Gartners		6,930.00	0.00
Cheque 395		160.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Bank Fees		5.00	0.00
Cheque 381		150.00	13.64
General Investment Expense		700.00	63.64
Smart TV		907.00	0.00
Water Rates		1,231.40	0.00
Cleaning		120.00	0.00
Electrical		359.95	0.00
Repairs Maintenance		550.00	0.00
Locks & Cards		13.20	0.00
Plumbing		189.00	0.00
Lease Fees		2,090.00	0.00
Agents Management Fee		4,684.75	0.00
Sundry Expenses		298.53	0.00
Body Corporate		(2,764.03)	0.00
Non-Capital Purchases	G11	40,255.23	295.69
Total GST Paid on Purchases	1B		295.69



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR
HARGREAVES SUPERANNUATION
FUND
ABN 97 187 324 068
TFN 863 322 855

Activity statement 001

Date generated	16 June 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

28 results found - from **01 June 2021** to **16 June 2023** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - GST Instalments	\$6,992.00		\$6,992.00 DR
2 Aug 2021	2 Aug 2021	General interest charge			\$6,992.00 DR
31 Aug 2021	31 Aug 2021	Original Activity Statement for the period ending 30 Jun 20 - GST		\$4,865.00	\$2,127.00 DR
31 Aug 2021	31 Aug 2021	General interest charge			\$2,127.00 DR
11 Oct 2021	11 Oct 2021	Payment received		\$2,127.00	\$0.00
11 Oct 2021	11 Oct 2021	General interest charge			\$0.00
12 Oct 2021	11 Oct 2021	Payment received		\$4,532.00	\$4,532.00 CR
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - GST Instalments	\$4,532.00		\$0.00
31 Oct 2021	31 Oct 2021	General interest charge			\$0.00
11 Feb 2022	10 Feb 2022	Payment received		\$4,532.00	\$4,532.00 CR
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - GST Instalments	\$4,532.00		\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Mar 2022	7 Mar 2022	General interest charge			\$0.00
12 Apr 2022	11 Apr 2022	Payment received		\$4,532.00	\$4,532.00 CR
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - GST Instalments	\$4,532.00		\$0.00
1 May 2022	1 May 2022	General interest charge			\$0.00 ✓
4 Jul 2022	4 Jul 2022	Payment received		\$4,532.00	\$4,532.00 CR
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - GST Instalments	\$4,532.00		\$0.00
31 Jul 2022	31 Jul 2022	General interest charge			\$0.00
13 Sep 2022	30 Jun 2022	Original Activity Statement for the period ending 30 Jun 21 - GST		\$5,111.00	\$5,111.00 CR
13 Sep 2022	16 Sep 2022	EFT refund for GST for the period from 01 Apr 21 to 30 Jun 21	\$5,111.00		\$0.00
27 Sep 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - GST Instalments	\$4,623.00		\$4,623.00 DR
29 Sep 2022	28 Sep 2022	Payment received		\$4,623.00	\$0.00
22 Feb 2023	20 Feb 2023	Payment received		\$7,036.00	\$7,036.00 CR
5 Mar 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - GST Instalments	\$7,036.00		\$0.00
5 Mar 2023	5 Mar 2023	General interest charge			\$0.00
22 Mar 2023	21 Mar 2023	Payment received		\$5,829.00	\$5,829.00 CR
30 Apr 2023	28 Apr 2023	Original Activity Statement for the period ending 31 Mar 23 - GST Instalments	\$5,829.00		\$0.00
30 Apr 2023	30 Apr 2023	General interest charge			\$0.00



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR
HARGREAVES SUPERANNUATION
FUND
ABN 97 187 324 068
TFN 863 322 855

Income tax 551

Date generated	16 June 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from **01 May 2021** to **16 June 2023** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
31 Aug 2021	31 Aug 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$36.15		\$36.15 DR
1 Sep 2021	31 Aug 2021	Payment received		\$36.15	\$0.00
2 Nov 2022	30 Jun 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$445.75		\$445.75 DR
25 Nov 2022	1 Jul 2022	General interest charge			\$445.75 DR
25 Nov 2022	25 Nov 2022	Payment received		\$445.75	\$0.00
25 Nov 2022	25 Nov 2022	General interest charge			\$0.00