

SMSF Tax Return**2018**

1 Jul 2017—30 Jun 2018

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM P, T, F, SMSF OR EX)

This declaration is to be completed where the tax return is to be lodged via the Tax Office's electronic lodgment service (ELS). It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

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

The Australian Business Register

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

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information – it outlines our commitment to safeguarding your details.

Electronic Funds Transfer – Direct Debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

Tax File Number	Name of partnership, trust, fund or entity	Year
TFN Recorded	JC Bingham Super Fund	2018

I authorise my tax agent to electronically transmit this tax return via the electronic lodgment service.

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration - I declare that:

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature of partner, trustee or director	Date
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PART B ELECTRONIC FUNDS TRANSFER CONSENT

This declaration is to be completed when an electronic funds transfer EFT of a refund is requested and the tax return is being lodged through the electronic lodgment service ELS.

This declaration must be signed by the taxpayer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important

Care should be taken when completing EFT details as the payment of any refund, including any family tax benefit, will be made to the account specified.

Agent Ref No.	Account Name
78600007	JC Bingham Super Fund

I authorise the refund to be deposited directly to the account specified.

Signature	Date
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PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
JCBI0001	78600007	Daniel Shalala	0296817353

Declaration - I declare that:

- I have prepared this tax return and/or family tax benefit tax claim in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

Agent's Signature	Date
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Section A: Fund information

Period start 01/07/2017

Period end 30/06/2018

1 TAX FILE NUMBER TFN Recorded

2 NAME OF SELF-MANAGED SUPERANNUATION FUND (SMSF) JC Bingham Super Fund

3 AUSTRALIAN BUSINESS NUMBER 25 664 460 013

4 CURRENT POSTAL ADDRESS

Address	Town/City	State	Postcode
131 Excelsior Street	Merrylands	NSW	2160

5 ANNUAL RETURN STATUS

Is this the first required return for a newly registered SMSF? No

6 SMSF AUDITOR

Title Mr

First name Anthony

Other name William

Family name Boys

SMSF auditor number 100014140

Contact number 61-410712708

Auditor Address	Town/City	State	Postcode
PO Box 3376	RUNDLE MALL	NSW	5000

Date audit was completed A 07/01/2019

Was part B of the audit report qualified? B No

7 ELECTRONIC FUNDS TRANSFER (EFT)

A. Financial institution details for super payments and tax refunds

Type Client Account

BSB number 062176

Account number 10312404

Account name JC Bingham Super Fund

B. Financial institution details for tax refunds only

Type Client Account

BSB number 062176

Account number 10312404

Account name JC Bingham Super Fund

8 STATUS OF SMSF

Australian superannuation fund?	A	Yes
Fund benefit structure	B	A
Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Contribution?	C	Yes

10 EXEMPT CURRENT PENSION INCOME

Did the fund pay an income stream to one or more members in the income year?		Yes
Exempt current pension income amount	A	\$0.00
Which method did you use to calculate your exempt current pension income?	B	Unsegregated
Was an actuarial certificate obtained?	D	Yes
Did the fund have any other income that was assessable?	E	Yes

Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do not complete Section B: Income.) If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Section B: Income**11 INCOME**

Prior year losses brought forward		
Did you have a CGT event during the year?	G	No
Losses carried forward		
Net Capital Losses from Collectables		\$0.00
Other Net Capital Losses		\$0.00
Gross rent and other leasing and hiring	B	\$1,931.00
Gross interest income	C	\$2,647.00
Assessable contributions	R	\$3,629.00
		(R1 + R2 + R3 less R6)
Assessable employer contributions	R1	\$3,629.00
No-TFN-quoted contributions	R3	\$0.00
Gross income	W	\$8,207.00
Exempt current pension income	Y	\$0.00
Total assessable income	V	\$8,207.00

Section C: Deductions and non-deductible expenses

12 DEDUCTIONS

		Deductions	Non-Deductible Expenses
Capital works expenditure	D1	\$2,293.00	D2
Capital allowance		\$4,979.00	
Decline in value of depreciating assets	E1	\$4,979.00	E2
SMSF auditor fee	H1	\$650.00	H2
Investment expenses	I1	\$4,538.00	I2
Other amounts	L1	\$306.00	L2
		O - Other expenses not listed elsewhere	
Totals	N	\$12,766.00	Y
Total SMSF expenses		(N + Y)	Z \$12,766.00
Taxable income or loss		(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)	O \$4,559.00

Section D: Income tax calculation statement

13 CALCULATION STATEMENT

Tax on taxable income		T1	\$0.00
Tax on no-TFN-quoted contributions		J	\$0.00
Gross tax		B	\$0.00
Subtotal	(B less C - cannot be less than zero)	T2	\$0.00
Subtotal	(T2 less D - cannot be less than zero)	T3	\$0.00
REFUNDABLE TAX OFFSETS	(E1 + E2 + E3 + E4)	E	\$0.00
Complying fund's franking credits tax offset		E1	\$0.00
Tax Payable		T5	\$0.00
Tax offset refunds (Remainder of refundable tax offsets)		I	\$0.00
Supervisory levy		L	\$259.00
Supervisory levy adjustment for wound up funds		M	\$0.00
Supervisory levy adjustment for new funds		N	\$0.00
Amount payable		S	\$259.00

Section E: Losses

14 LOSSES

Tax losses carried forward to later income years		U	\$4,559.00
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Section H: Assets and liabilities

15 ASSETS

15b Australian direct investments

Cash and term deposits	E	\$268.00
Limited recourse borrowing arrangements	J	\$0.00
Australian residential real property	J1	\$0.00
Australian non-residential real property	J2	\$0.00
Overseas real property	J3	\$0.00
Australian shares	J4	\$0.00
Overseas shares	J5	\$0.00
Other	J6	\$0.00
Residential real property	L	\$514,213.00

15c Overseas direct investments

Total Australian and overseas assets	U	\$514,481.00
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16 LIABILITIES

Total member closing account balances	W	\$514,481.00
Total liabilities	Z	\$514,481.00

Section K : Declarations**PREFERRED TRUSTEE OR DIRECTOR CONTACT DETAILS**

Title	Ms
First name	Julie
Family name	Bingham
Contact number	61 404025028
Email address	dshalala@pro-biz.com.au

TAX AGENT'S CONTACT DETAILS

Practice name	Probiz Accounting Solutions
Title	Mr
First name	Daniel
Family name	Shalala
Contact number	02 96817353

Member 1 — Bingham, Julie (TFN Recorded)Account status OpenTax File Number TFN Recorded**INDIVIDUAL NAME**Title MsGiven name Julie

Other given names

Family name Bingham

Suffix

Date of birth 18 Apr 1955

Date of death

CONTRIBUTIONSOpening account balance \$512,882.52Employer contributions **A** \$3,629.00Principal Employer ABN **A1**Personal contributions **B** \$25,658.00CGT small business retirement exemption **C**CGT small business 15 year exemption **D**Personal injury election **E**Spouse and child contributions **F**Other third party contributions **G**Assessable foreign superannuation fund amount **I**Non-assessable foreign superannuation fund amount **J**Transfer from reserve: assessable amount **K**Transfer from reserve: non-assessable amount **L**Contributions from non-complying funds and previously non-complying funds **T**Any other contributions (including Super Co-contributions and Low Income Super Contributions) **M****Total Contributions** **N** **\$29,287.00**

OTHER TRANSACTIONS

Allocated earnings or losses	O	(\$8,187.87)
Inward rollovers and transfers	P	
Outward rollovers and transfers	Q	
TRIS Count		1
Accumulation phase account balance	S1	\$514,481.65
Retirement phase account balance – Non CDBIS	S2	
Retirement phase account balance – CDBIS	S3	
Accumulation phase value	X1	
Retirement phase value	X2	
Lump Sum payment	R1	
Income stream payment	R2	\$19,500.00 O
Closing account balance	S	\$514,481.65

Worksheets

12 DEDUCTIONS**L** Other amounts

Description	Deductible	Non deductible
Supervisory Levy	\$259.00	\$0.00
ASIC fees	\$47.00	\$0.00
Total	\$306.00	\$0.00

JC Bingham Super Fund ABN 25 664 460 013
Comparative Trial Balance as at 30 June 2018

	2018 \$ Dr	2018 \$ Cr	2017 \$ Dr	2017 \$ Cr
Income				
0575	Interest received		2,647.28	27,934.80
0620	Rents received		1,931.42	
0716	Employers contributions			
0716.01	Employers contributions		3,629.06	3,545.30
0750	Members contributions			
0750.01	Members contributions		25,657.70	19,437.25
Expenses				
1535	Audit fees	650.00 ✓		650.00
1617	Depreciation - other	7,272.00 ✓		
1685	Filing Fees	48.00 ✓		47.00
1715	General expenses	330.00		
1850	Rates & land taxes	2,399.68 ✓		
1937	Supervisory levy	259.00 ✓		260.08
1987	Insurance	1,365.26		
1991	Management agent fees	442.64		
1998	Income tax expense - earnings			
1998.01	Income tax expense - earnings		224.18	
1999	Income tax expense - contrib'n			
1999.01	Income tax expense - contrib'n		531.80	
Current Assets				
2000	Cash at bank	53.21		474.34
2001	Rabo Savings Account	214.63		487,262.41
Non Current Assets				
2800	Freehold land - at cos	198,940.29		9,600.00
2815	Buildings - at cost	322,545.50		16,302.00
2829	Less: Accumulated depreciation		7,272.00	
Current Liabilities				
3325	Taxation	0.02		755.98
Equity				
4000	Opening balance - Members fund			
4000.01	Opening balance - Julie Bingham		512,882.77	484,178.48
4080	Benefits paid			
4080.01	Benefits paid	19,500.00		20,500.00

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

JC Bingham Super Fund ABN 25 664 460 013
Comparative Trial Balance as at 30 June 2018

	2018	2018	2017	2017
	\$ Dr	\$ Cr	\$ Dr	\$ Cr
	<u>554,020.23</u>	<u>554,020.23</u>	<u>535,851.81</u>	<u>535,851.81</u>
Net Profit		21,098.88		49,204.29

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

JC Bingham Super Fund ABN 25 664
460 013

Financial Statements
For the year ended 30 June 2018

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Statement of Financial Position

Operating Statement

Trustee's Declaration

Member's Information Statement

JC Bingham Super Fund ABN 25 664 460 013
Statement of Financial Position as at 30 June 2018

	Note	2018	2017
		\$	\$
<hr/>			
Other Assets			
Cash at bank		53.21	474.34
Rabo Savings Account		214.63	487,262.41
Freehold land - at cos		198,940.29	9,600.00
Buildings - at cost		322,545.50	16,302.00
Less: Accumulated depreciation		(7,272.00)	
Total other assets		<u>514,481.63</u>	<u>513,638.75</u>
Total assets		<u>514,481.63</u>	<u>513,638.75</u>
Liabilities			
Income tax payable		(0.02)	755.98
Total liabilities		<u>(0.02)</u>	<u>755.98</u>
Net Assets Available to Pay Benefits		<u><u>514,481.65</u></u>	<u><u>512,882.77</u></u>
Represented by:			
Liability for Accrued Members' Benefits			
Allocated to members' accounts		514,481.65	512,882.77
		<u>514,481.65</u>	<u>512,882.77</u>

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

JC Bingham Super Fund ABN 25 664 460 013

Operating Statement
For the year ended 30 June 2018

	Note	2018 \$	2017 \$
<hr/>			
Revenue			
Employers contributions		3,629.06	3,545.30
Members contributions		25,657.70	19,437.25
Other revenue		4,578.70	27,934.80
Total revenue		<u>33,865.46</u>	<u>50,917.35</u>
Expenses			
General administration		12,766.58	957.08
Total expenses		<u>12,766.58</u>	<u>957.08</u>
Benefits Accrued as a Result of Operations Before Income Tax		21,098.88	49,960.27
Income tax expense			755.98
Benefits Accrued as a Result of Operations		<u>21,098.88</u>	<u>49,204.29</u>

**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's
Compilation Report and Notes which form part of these financial statements.**

Trustee's Declaration

The director of JC Bingham Super Pty Ltd has determined that the fund is not a reporting entity and that the special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

In the opinion of the director of the trustee company:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2018 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2018 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements; and**
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and**
- (iii) the operation of the Superannuation Fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2018.**

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

Julie Bingham , (Director)

Date

**Member's Information Statement
For the year ended 30 June 2018**

	2018 \$	2017 \$
Julie Bingham		
Opening balance - Julie Bingham	512,882.77	484,178.48
Allocated earnings	(8,187.88)	26,977.72
Employers contributions	3,629.06	3,545.30
Members contributions	25,657.70	19,437.25
Income tax expense - earnings		(224.18)
Income tax expense - contrib'n		(531.80)
Benefits paid	(19,500.00)	(20,500.00)
Balance as at 30 June 2018	<u>514,481.65</u>	<u>512,882.77</u>
Withdrawal benefits at the beginning of the year	512,882.77	484,178.48
Withdrawal benefits at 30 June 2018	514,481.65	512,882.77

Withdrawal Benefit

Your withdrawal benefit is the amount you are entitled to on resignation or retirement and represent the sum of:

- member contributions
- superannuation guarantee contributions
- award contributions
- other employer contributions made on your behalf

and earnings (after income tax) associated with the above contributions.

The preserved portion of your withdrawal benefit is the amount which cannot be paid out until you permanently retire from the workforce on or after age 55. The preservation age is to be increased from 55 to 60, on a phased in basis, by 2025.

Contact Details

If you require further information on your withdrawal benefit please contact Julie Bingham or write to The Trustee, JC Bingham Super Fund.

**Member's Information Statement
For the year ended 30 June 2018**

	2018 \$	2017 \$
Amounts Allocatable to Members		
Yet to be allocated at the beginning of the year		
Benefits accrued as a result of operations as per the operating statement	21,098.88	49,204.29
Benefits paid	(19,500.00)	(20,500.00)
Amount allocatable to members	<u>1,598.88</u>	<u>28,704.29</u>
Allocation to members		
Julie Bingham	<u>1,598.88</u>	<u>28,704.29</u>
Total allocation	1,598.88	28,704.29
Yet to be allocated	<u>1,598.88</u>	<u>28,704.29</u>
Members Balances		
Julie Bingham	<u>514,481.65</u>	<u>512,882.77</u>
Allocated to members accounts	514,481.65	512,882.77
Yet to be allocated	<u>514,481.65</u>	<u>512,882.77</u>
Liability for accrued members benefits	<u>514,481.65</u>	<u>512,882.77</u>

Suite 705/84 Pitt Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

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

7 January 2019

Certificate No. 187120.1

The Trustees
JC Bingham Super Fund

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for JC Bingham Super Fund for the financial year ending 30 June 2018. 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 Probiz Accounting Solutions on behalf of the Trustees of JC Bingham Super 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 2017 to 30 June 2018

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	\$0	\$0*	\$0
Unsegregated Superannuation liabilities	\$512,883	\$514,500*	\$533,205
Exempt Proportion			0.00%

*Estimate

The estimated net assets at 30 June 2018 were \$514,500.

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

I certify that 0.00% of investment income earned by the fund during the year ended 30 June 2018 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Julie Bingham	Reserves	Total
Tax exempt %	0.00%	0.00%	0.00%
Taxable %	100.00%	0.00%	100.00%

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 2018 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	JC Bingham Super Fund
Fund ABN	25664460013
Trustee Type	Corporate
Trustee name	JC Bingham Super Pty Ltd
Financial Year	2017-2018
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 during this year?	Exit the fund as a result of death?
Julie Bingham	18/04/1955	No	No	N/A

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
Julie Bingham	\$512,882.77	\$0.00	N/A
Reserve	N/A	N/A	\$0.00

Member Cash Transactions

Transaction Type	Date	Amount	Member
Non-Concessional Contribution	04/07/2017	\$20,500.00	Julie Bingham
Non-Concessional Contribution	27/06/2018	\$5,157.70	Julie Bingham

Non Cash Transactions

Transaction Type	Date	Member	Amount
No non cash transactions found.			

Other Super Funds Opening Balances

Name	Non Retirement Balance	Retirement Balance
Julie Bingham	\$0.00	\$0.00

Closing Balances

Date	Amount
30/6/2018	\$514,500.00*

*Estimate

APPENDIX 2: ASSUMPTIONS

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

JC Bingham Super Fund			
YEAR ENDED 30 JUNE 2018			
Tax Calc		\$	
Net Income per accounts			21,099
Add:			
Income tax expenses - contributions			
Earnings			-
Less:			
Non-assessable members contribution	(25,658)		
Exempt Current Pension (not exempt so no apportioning)	-	(25,658)	
Taxable Income		-	4,558.82 Carried For
Tax @ 15%			-
Tax on earnings			-
Tax on contributions			-
Net Tax Payable/Refundable			0
Opening balance - pension			480,437.15
Opening balance - accumulation			32,445.62
Add earnings - pension		-	4,306.26
Add: earning accumulation account		-	252.56
Less: pension payments		-	19,500.00
Add: member contribution			25,657.70
Add: employer contribution			3,402.73
Less: tax on contributions			-
Closing balance - pension			456,630.89
Closing balance - accumulation			61,253.49

Savings Account Statement

The Trustees

JC Bingham Super Fund
JC BINGHAM SUPER PTY LTD ATF JC BINGHAM SUPER
FUND
202 Chetwynd Road
GUILDFORD NSW 2161

Address RaboDirect
GPO Box 4715
Sydney NSW 2001
Telephone 1800 445 445
Fax 1800 121 615
E-mail info@rabodirect.com.au
Website www.rabodirect.com.au

Period 01-07-2017 to 30-06-2018
Date 16-12-2018
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Account name JC Bingham Super Fund
Account type HISA
Account number 142-201-0090014-00
Interest rate 1.9 % as at 30-06-2018

Date	Ref.	Transaction Details	Debit	Credit	Balance
01-07-2017		Opening balance			487,262.41
03-07-2017		Transfer	189,340.29		287,922.12
		RABO MAN TRF 062-176-10312404			
05-07-2017		Deposit		20,500.00	318,422.12
		From CDIA 062-176-10312404			
14-07-2017		Deposit		159.00	318,581.12
		QUICKSPR1978569733 032-797-034828			
28-07-2017		Deposit		191.02	318,772.14
		QUICKSPR1987121858 032-797-034828			
31-07-2017		Interest payment HISA		512.88	319,285.02
14-08-2017		Deposit		148.47	319,433.49
		QUICKSPR1997241693 032-797-034828			
29-08-2017		Deposit		185.59	319,619.08
		QUICKSPR2006599498 032-797-034828			
31-08-2017		Interest payment HISA		500.66	320,119.74
07-09-2017		Deposit		166.58	320,286.32
		QUICKSPR2012578137 032-797-034828			
15-09-2017		Transfer	47,922.00		272,364.32
		To CDIA 062-176-10312404			
25-09-2017		Deposit		191.02	272,555.34
		QUICKSPR2023700572 032-797-034828			
29-09-2017		Interest payment HISA		451.07	273,006.41
05-10-2017		Deposit		210.03	273,216.44
		QUICKSPR2029968211 032-797-034828			
11-10-2017		Transfer	63,896.00		209,320.44
		To CDIA 062-176-10312404			
20-10-2017		Deposit		157.53	209,477.97
		QUICKSPR2040063592 032-797-034828			
31-10-2017		Interest payment HISA		369.51	209,847.48
09-11-2017		Transfer	733.25		209,114.23
		To CDIA 062-176-10312404			
09-11-2017		Deposit		121.31	209,235.54
		QUICKSPR2052390573 032-797-034828			



RaboDirect

Rabobank *Feel good about your savings*

Savings Account Statement

The Trustees

JC Bingham Super Fund
 JC BINGHAM SUPER PTY LTD ATF JC BINGHAM SUPER FUND
 202 Chetwynd Road
 GUILDFORD NSW 2161

Address RaboDirect
 GPO Box 4715
 Sydney NSW 2001
Telephone 1800 445 445
Fax 1800 121 615
E-mail info@rabodirect.com.au
Website www.rabodirect.com.au

Period 01-07-2017 to 30-06-2018
Date 16-12-2018
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Account name JC Bingham Super Fund
Account type HISA
Account number 142-201-0090014-00
Interest rate 1.9 % as at 30-06-2018

Date	Ref.	Transaction Details	Debit	Credit	Balance
20-11-2017		Deposit QUICKSPR2059537685		148.47	209,384.01
28-11-2017		Transfer To CDIA	79,870.00		129,514.01
30-11-2017		Interest payment HISA		314.62	129,828.63
04-12-2017		Deposit QUICKSPR2068809067		94.15	129,922.78
18-12-2017		Deposit QUICKSPR2078202579		132.18	130,054.96
20-12-2017		Transfer To CDIA	63,896.00		66,158.96
29-12-2017		Interest payment HISA		169.82	66,328.78
03-01-2018		Deposit QUICKSPR2086488424		101.40	66,430.18
29-01-2018		Deposit QUICKSPR2101640498		25.35	66,455.53
31-01-2018		Interest payment HISA		107.19	66,562.72
05-02-2018		Transfer ASIC	48.00		66,514.72
09-02-2018		Transfer To CDIA	347.20		66,167.52
09-02-2018		Deposit QUICKSPR2109777592		106.83	66,274.35
23-02-2018		Deposit QUICKSPR2119255962		150.28	66,424.63
28-02-2018		Transfer To CDIA	48,382.00		18,042.63
28-02-2018		Interest payment HISA		94.23	18,136.86
08-03-2018		Transfer To CDIA	1,365.26		16,771.60
09-03-2018		Deposit QUICKSPR2128885369		124.93	16,896.53
23-03-2018		Deposit QUICKSPR2138830629		155.71	17,052.24



RaboDirect

Rabobank *Feel good about your savings*

Savings Account Statement

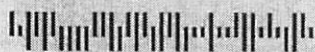
The Trustees
 JC Bingham Super Fund
 JC BINGHAM SUPER PTY LTD ATF JC BINGHAM SUPER FUND
 202 Chetwynd Road
 GUILDFORD NSW 2161

Address RaboDirect
 GPO Box 4715
 Sydney NSW 2001
Telephone 1800 445 445
Fax 1800 121 615
E-mail info@rabodirect.com.au
Website www.rabodirect.com.au

Period 01-07-2017 to 30-06-2018
Date 16-12-2018
Page number 3 of 4

Account name JC Bingham Super Fund
Account type HISA
Account number 142-201-0090014-00
Interest rate 1.9 % as at 30-06-2018

Date	Ref.	Transaction Details	Debit	Credit	Balance
27-03-2018		Transfer To CDIA 062-176-10312404	251.39		16,800.85
29-03-2018		Interest payment HISA		27.72	16,828.57
09-04-2018		Deposit QUICKSPR2149218892 032-797-034828		150.28	16,978.85
20-04-2018		Deposit QUICKSPR2157767564 032-797-034828		126.74	17,105.59
24-04-2018		Transfer To CDIA 062-176-10312404	2,995.00		14,110.59
30-04-2018		Interest payment HISA		25.43	14,136.02
07-05-2018		Deposit QUICKSPR2168662797 032-797-034828		172.01	14,308.03
09-05-2018		Transfer To CDIA 062-176-10312404	187.00		14,121.03
16-05-2018		Transfer To CDIA 062-176-10312404	330.00		13,791.03
18-05-2018		Deposit QUICKSPR2177459794 032-797-034828		166.58	13,957.61
31-05-2018		Interest payment HISA		22.66	13,980.27
01-06-2018		Deposit QUICKSPR2186905259 032-797-034828		150.28	14,130.55
15-06-2018		Deposit QUICKSPR2196186681 032-797-034828		146.66	14,277.21
25-06-2018		Transfer To CDIA 062-176-10312404	14,227.00		50.21
29-06-2018		Deposit QUICKSPR2205593313 032-797-034828		146.66	196.87
29-06-2018		Interest payment HISA		17.76	214.63
30-06-2018		Closing balance			214.63



009

JC BINGHAM SUPER FUND
 202 CHETWYND RD
 GUILDFORD NSW 2161

Account Number 06 2176 10312404

Statement Period 1 Jul 2017 - 30 Dec 2017

Closing Balance \$453.75 CR

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

Direct Investment Account

Your SMSF Commonwealth Direct Investment Account specifically designed for your Self Managed Super Fund can grow your savings while you plan your next investment. Earn a competitive rate of interest on balances over \$10,000. You can enjoy instant access to your money through ATMs, NetBank, EFTPOS, telephone banking and bank branches.

Name: JC BINGHAM SUPER PTY LTD ITF JC BINGHAM SUPER FUND

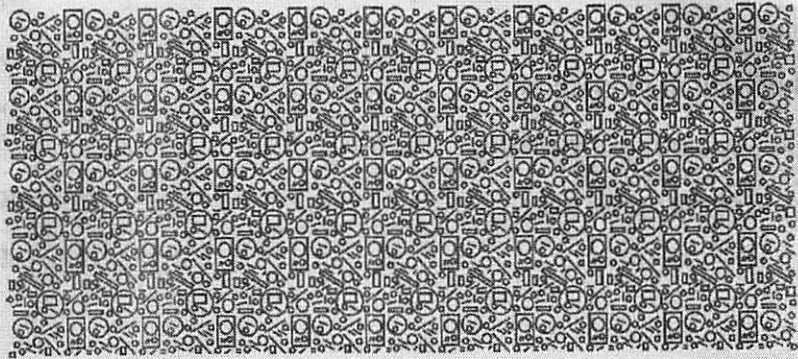
Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

Date	Transaction	Debit	Credit	Balance
01 Jul	2017 OPENING BALANCE			\$474.34 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2017 is \$1.83			
01 Jul	Credit Interest		4.81	\$479.15 CR
03 Jul	Direct Credit 319181 JC Bingham Super RABO MAN TRF		189,340.29	\$189,819.44 CR
04 Jul	Wdl Branch Guildford	189,340.29		\$479.15 CR
04 Jul	Transfer from NetBank From Smart Access		20,500.00	\$20,979.15 CR
04 Jul	Transfer to other Bank NetBank Rabo SMSF HISA	20,500.00		\$479.15 CR
26 Jul	Transfer to CBA A/c NetBank Sthn Waters	430.00		\$49.15 CR
01 Aug	Credit Interest		7.80	\$56.95 CR
16 Aug	IPSWICH CITY COUNCIL NetBank BPAY 1958 1858482 Rates Collingwood	25.40		\$31.55 CR
15 Sep	Direct Credit 319181 JC Bingham Super To CDIA		47,922.00	\$47,953.55 CR
18 Sep	Transfer to other Bank NetBank Callaway	47,922.00		\$31.55 CR
29 Sep	Direct Credit 012721 ATO ATO008000008970873		407.70	\$439.25 CR
01 Oct	Credit Interest		5.91	\$445.16 CR
11 Oct	Direct Credit 319181 JC Bingham Super To CDIA		63,896.00	\$64,341.16 CR

11/19/2008 11:22:03 AM 13/01/17 11:00:00 AM 13/01/17 11:00:00 AM

Account Number

06 2176 10312404



Date	Transaction	Debit	Credit	Balance
13 Oct	Transfer to other Bank NetBank Callaway	63,896.00		\$445.16 CR
01 Nov	Credit Interest		5.29	\$450.45 CR
09 Nov	Direct Credit 319181 JC Bingham Super To CDIA		733.25	\$1,183.70 CR
12 Nov	IPSWICH CITY COUNCIL NetBank BPAY 1958 1858482 Rates CP	733.25		\$450.45 CR
28 Nov	Direct Credit 319181 JC Bingham Super To CDIA		79,870.00	\$80,320.45 CR
29 Nov	Transfer to other Bank NetBank To Callaway	79,870.00		\$450.45 CR
01 Dec	Credit Interest		3.30	\$453.75 CR
20 Dec	Direct Credit 319181 JC Bingham Super To CDIA		63,896.00	\$64,349.75 CR
21 Dec	Transfer to other Bank NetBank CP FIXING <i>To Callaway</i>	63,896.00		\$453.75 CR
30 Dec	2017 CLOSING BALANCE			\$453.75 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$474.34 CR		\$466,612.94		\$466,592.35		\$453.75 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
30 Dec	Less than \$10,000.00	0.00%
	\$10,000.00 and over	1.50%

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

Keel 6/1/10

Your Statement

Statement 23 (Page 1 of 3)

Account Number 06 2176 10312404

Statement Period 31 Dec 2017 - 30 Jun 2018

Closing Balance \$53.21 CR

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



009

JC BINGHAM SUPER FUND
 202 CHETWYND RD
 GUILDFORD NSW 2161

*2017-2018 F/Y
 Int. earned
 \$33.73*

Direct Investment Account

Your SMSF Commonwealth Direct Investment Account specifically designed for your Self Managed Super Fund can grow your savings while you plan your next investment. Earn a competitive rate of interest on balances over \$10,000. You can enjoy instant access to your money through ATMs, NetBank, EFTPOS, telephone banking and bank branches.

Name: JC BINGHAM SUPER PTY LTD ITF JC BINGHAM SUPER FUND

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

Date	Transaction	Debit	Credit	Balance
31 Dec 2017	OPENING BALANCE			\$453.75 CR
01 Jan	Credit Interest		2.64	\$456.39 CR
05 Feb	Direct Credit 319181 JC Bingham Super ASIC		48.00	\$504.39 CR
06 Feb	Transfer to other Bank NetBank ASIC	47.00		\$457.39 CR
06 Feb	Transfer to other Bank NetBank ASIC	1.00		\$456.39 CR
09 Feb	Direct Credit 319181 JC Bingham Super To CDIA		347.20	\$803.59 CR
11 Feb	IPSWICH CITY COUNCIL NetBank BPAY 1958 1858482 CP rates	347.20		\$456.39 CR
23 Feb	Transfer to CBA A/c NetBank CP Blding Inspect	350.00		\$106.39 CR
28 Feb	Direct Credit 319181 JC Bingham Super To CDIA		48,382.00	\$48,488.39 CR
01 Mar	Credit Interest		1.99	\$48,490.38 CR
02 Mar	Transfer to other Bank NetBank Callaway	48,382.00		\$108.38 CR
08 Mar	Direct Credit 319181 JC Bingham Super To CDIA		1,365.26	\$1,473.64 CR
11 Mar	Transfer to other Bank NetBank iiA <i>4/6 Ins</i>	1,365.26		\$108.38 CR
27 Mar	Direct Credit 319181 JC Bingham Super To CDIA		251.39	\$359.77 CR

RayWhite

PO BOX 388
Goodna 4300 Qld
(w) 07 3814 8200
www.raywhitegoodna.com.au
kellie.moran@raywhite.com
ABN: 17114404161
Licence: 3112089

Julie Bingham
JC BINGHAM SUPER P/L ATF JC BINGHAM SUPER FUND
202 Chetwynd Rd
Guildford NSW 2161

Tax Invoice
Statement #3
1 Jun 2018

Money In	\$1,350.00
Money Out	\$347.77
You Received	\$932.23

Properties

1/4 Williams Street, Collingwood Park QLD 4301

Rented for \$340.00 per week
Tenant Le Tran & Thanh Phi Lam moves in on 13/06/2018

correct date

\$2030

2/4 Williams Street, Collingwood Park QLD 4301

Rented for \$270.00 per week
Tenant Brendan Bucknall is paid to 23/05/2018

Details for Account OWN03933

	Money Out	Money In
Balance brought forward		\$270.00
1/4 Williams Street, Collingwood Park QLD 4301		
Rent paid to 4/06/2018 (moved in 29/05/2018) (Withheld until cleared)		\$340.00
2/4 Williams Street, Collingwood Park QLD 4301		
Rent reversal of transaction reff# 3715 (audit# 9071) - payment dishonoured (Transaction reversed from previous statement)	\$270.00	
Rent paid to 3/05/2018 with part payment of \$200.00 (previously paid to 3/05/2018)		\$200.00
Rent paid to 10/05/2018 with part payment of \$200.00 (previously paid to 26/04/2018)		\$540.00
Rent paid to 17/05/2018 with part payment of \$200.00 (previously paid to 10/05/2018 + \$200.00)		\$270.00
Management fee *		\$77.77
Account Transactions		
Withdrawal by EFT to owner Julie Bingham - JC BINGHAM SUPER P/L ATF JC BINGHA [EFT Transfer to: Julie Bingham - JC BINGHAM SUPER P/L ATF JC BINGHA, (062176) - ***404]	\$932.23	
Payment of \$340.00 was withheld		
Balance remaining		\$340.00
Total Tax on agency fees	\$7.07	
(* includes Tax)		

incorrect move in date

+\$270 paid 11/6/18

Into A/c 1/6/18

1010

*Bid up to 30/5/18
4/6/18 - Spoke to Trish. She said she would send a corrected statement.*

*1010.00
77.77
932.23*

*1620
1010
610*

Rev'd 10.5.18

RayWhite

PO BOX 388
Goodna 4300 Qld
(w) 07 3814 8200
www.raywhitegoodna.com.au
kellie.moran@raywhite.com
ABN: 17114404161
Licence: 3112089

Julie Bingham
JC BINGHAM SUPER P/L ATF JC BINGHAM SUPER FUND
202 Chetwynd Rd
Guildford NSW 2161

Tax Invoice
Statement #2
1 May 2018

Money In	\$1,080.00
Money Out	\$364.87
You Received	\$556.55

Properties

2/4 Williams Street, Collingwood Park QLD 4301
Rented for \$270.00 per week
Tenant Brendan Bucknall is paid to 3/05/2018

Details for Account OWN03933

	Money Out	Money In
Balance brought forward		\$111.42
2/4 Williams Street, Collingwood Park QLD 4301		
Rent paid to 12/04/2018 (previously paid to 5/04/2018)		\$270.00
Rent paid to 19/04/2018 (previously paid to 12/04/2018)		\$270.00
Rent paid to 26/04/2018 (previously paid to 19/04/2018)		\$270.00
Rent paid to 3/05/2018 (previously paid to 26/04/2018) (Withheld until cleared)		\$270.00
Letting fee *	\$297.00	
Management fee *	\$62.37	
Account Transactions		
Admin Fee *	\$5.50	
Withdrawal by EFT to owner Julie Bingham - JC BINGHAM SUPER P/L ATF JC BINGHA <i>Into e/c 1/5/18</i>	\$556.55	
[EFT Transfer to: Julie Bingham - JC BINGHAM SUPER P/L ATF JC BINGHA, (062176) - ***404]		
Payment of \$270.00 was withheld		
Balance remaining		\$270.00
Total Tax on agency fees	\$33.17	
(* includes Tax)		

~~At 1/5/18 spoke to Trish. She said she would send a corrected statement~~

Trish
M-F
9-5pm
Await. 9-10.30
4-5pm

+ Expenses

yes

C.P. Income 2017-2018

DATE	Ag. fee	Admin	Income	Banked
1/5/18				
1/5/18	62.37	5.50	556.55	1/5/18
1/6/18	77.77	-	932.23	1/6/18
	140.14	5.50	1488.78	

Water Rates	540.28
Land Rates	1,890.40
L/K Ins.	1,365.26

16/3/18	Smoke Alarm sub. fee	79.00	
23/3/18	Mowing	85.00	
22/3/18	Padlock	7.50	
23/2/18	Bliding Inspection	350.00	Yes
30/4/18	Meal Room Upgrade	1497.50	Yes
17/5/18	BMT tax depreciation Report	330.00	
22/2/17	Air fare to see land	328.00	
2/2/18	PATIO BOLT KEYS	7.90	no
"	Patric Cameron Anderson	4.20	no
"	Collar		
24/8/17	Old Home Warranty Scheme ^{Correx}	2133.05	Yes -
20/9/17	Additional Ceiling fan ^{meal room}	220.00	Yes
26/2/18	2 Patio Bolts	240.00	Yes
26/7/17	QLD Dept. of Natural Resources ^{lodgement fee}	430.00	Yes
4/7/17	Legal Costs	1977.35	

Take Quant. Surveyors Report |

sent email 17/12/18

(from payroll)
Employer Super Contributions 2017-2018

<u>F/H ENDED</u>	<u>Amount</u>
9.7.17	159.00
23.7.17	191.02
6.8.17	148.47
20.8.17	185.59
3.9.17	166.58
17.9.17	191.02
1.10.17	210.03
15.10.17	157.53
29.10.17	121.31
12.11.17	148.47
26.11.17	94.15
10.12.17	132.18
24.12.17	101.40 17.72
7.1.18	courts closed
21.1.18	25.35
4.2.18	106.83
18.2.18	150.28
4.3.18	124.93
18.3.18	155.71
1.4.18	150.28
15.4.18	126.74
29.4.18	172.01
13.5.18	166.58
27.5.18	150.28
10.6.18	146.66
24.6.18	146.66
	<u>3478.78</u>

Tax and reports

Annual Savings and Term Deposit interest summary

Customer details

Name	JC Bingham Super Fund
Address	202 Chetwynd Road
GUILDFORD NSW	
TFN number	provided
ABN number	provided
Customer number	00078796

Amount details

Tax year end date	30-06-2018
Total interest earned	\$ 2,613.55
Total withholding tax deducted	\$ 0.00

Incentive payments paid by RaboDirect are not included in this summary but may be taxable. Please consult your tax specialist.

Payer details

Name	Rabobank Australia Limited (ABN 50 001 621 129)
Address	GPO Box 4715 Sydney NSW 2001

Silverdale (owner) Kelly 14/04/18

1

Prime Building Solutions
PO Box 4355
Forest Lake
Brisbane QLD 4078
0411557869
ppsolutions5@gmail.com
ABN: 60 435 199 114

Tax Invoice

Paid \$2995 online 30/4/18 to 20pm
from CBA SMSF CDIA A/c
Rec. No: N043081448347

INVOICE TO
JC Bingham Super Pty Ltd

paid and done made

INVOICE NO.	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1634	22/04/2018	A\$2,995.00	22/04/2018	7 DAYS	

NAME	ADDRESS
Julie Bingham	U2/4 Williams St Collingwood Pk

ACTIVITY	QTY	RATE	GST	AMOUNT
Estimated cost of repairs Supply and install timber wall frame above wardrobe in bedroom 2 and the wall opening between the kitchen and bedroom 2.	1	1,655.00	GST1	1,655.00
Supply and install plasterboard to the wall above the wardrobe in bedroom 2 and the wall opening between the kitchen and bedroom 2 and plaster set, sand ready for painting.				
Supply and install 4 lengths of 90mm cornice to three walls in the wardrobe and bedroom 2 and one wall in the kitchen.				
Supply and install door Jamb, stop, architrave, door and door furniture to bedroom 2				
Estimated cost of repairs Supply and install new silver framed vinyl sliding doors to the wardrobe in bedroom 2 (match as in bedroom 1)	1	660.00	GST1	660.00
Supply and install new wired shelving in the wardrobe in bedroom 2 (match as in bedroom 1)				
Estimated cost of repairs Prepare seal and paint 4 lengths of cornice, 8 walls in bedroom 2 and wardrobe and kitchen.	1	680.00	GST1	680.00
Prepare seal and paint the door, door frame frame and architraves to the wardrobe in bedroom 2.				
Estimated cost of repairs Relocate light switch in bedroom 2 (No Charge)	1	0.00	GST1	0.00

Prime Building Solutions

BSB No: 114-879
Acc No: 492064683

INCLUDES GST TOTAL

272.27

TOTAL

2,995.00

BALANCE DUE

A\$2,995.00

BAS SUMMARY

RATE
GST @ 10%

GST
272.27

NET
2,722.73

Prime Building Solutions

**BSB No: 114-879
Acc No: 492064683**

dshalala@pro-biz.com.au

From: onegrace@tpg.com.au
Sent: Monday, 7 January 2019 2:31 PM
To: dshalala@pro-biz.com.au
Subject: Meal Room upgrade Commitment to cover half

Hi Daniel

Re -insured

Here is the commitment from marketing company to pay half of the meal room upgrade. Since then the cost went up to \$2995 so the half paid to me was \$1497.50.

Hope that doesn't complicate things..it just how the cost panned out in the end as it was done months after this c'ment was given.

Let me know if there's a problem because of this.

Thx

Julie Bingham

-----Original Message-----

From: Cameron Anderson - Silverhall
Date: 5/18/2017 10:15:14 PM
To: onegrace
Subject: Six Mile Creek Commitments

Hi Julie,

Here are my commitments and guarantees:

Silverhall will guarantee the rent for both dwellings of your property from the time you take possession of your property until you have a tenant

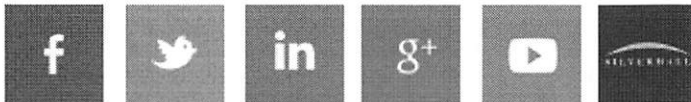
Silverhall have obtained a quote for the additional work required to upgrade the meals room into a bedroom in the auxiliary unit. The quote we have obtained is \$2,695 inc GST. Silverhall will cover 50% of this quote at \$1,347.50.

Silverhall will offer a \$3,750 discount to your next property purchase.

Is there anything else?

Cam

Connect with us & subscribe to [Silverhall News](#)



Ph: (02) 8267 8630
Fax: (02) 8267 8691

Mobile: 0421 052 968
Web: www.silverhall.com.au

PO Box R503, Royal Exchange NSW 1225
Suite 2, Level 3, 8-10 Loftus Street Sydney NSW 2000

IMPORTANT NOTICE

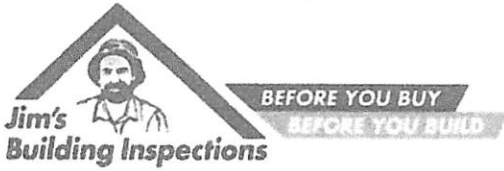
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23.2.18 Paid online from CDIA A/c SMSF
7.25pm Rev. No: N022386702099



TAX INVOICE

Julie Bingham

Invoice Date
20 Feb 2018

Jim's Building Inspections
Cottonwood Ct

Invoice Number
INV-0102

Noosa Heads Qld 4567
Australia

Reference
4 Williams St Collingwood
Park

ABN
68 938 521 896

Description	Quantity	Unit Price	GST	Amount AUD
Handover Inspection	1.00	350.00	10%	350.00
		INCLUDES GST 10%		31.82
		TOTAL AUD		350.00

Due Date: 23 Feb 2018

Payment is due on receipt of invoice. Report will be issued once payment has been received.

Please make payments to:

McBride Family Trust
BSB: 064 449
Acc: 1047 4544

PAYMENT ADVICE

Customer Julie Bingham
Invoice Number INV-0102
Amount Due 350.00
Due Date 23 Feb 2018

To: Jim's Building Inspections
Cottonwood Ct
Noosa Heads Qld 4567
Australia

Amount Enclosed

Enter the amount you are paying above

Rec'd 12.3.18 by email

ABN 28 118 001 415

AFSL No. 307107

Level 4 | 309 George Street

Sydney NSW 2000

GPO Box 2481, Sydney NSW 2001

t 1300 00 2481

f 1300 00 2482

e info@ii-A.com.au



Received from

Julie Bingham
JC Bingham Super Pty Ltd Atf JC Bingham Superfund
202 Chetwynd Road
GUILDFORD NSW 2161

RECEIPT

Date: 12/03/2018

Receipt No: **RN7564**

The sum of **\$1,365.26** on **12/03/2018**
by **EFT**
being for insurance premium(s) as follows:

\$1,365.26

Reference	Client	Policy No	Payment Type	Amount
IN23800	JBINGHAM	LDH+/075816	Full receipt	\$1,365.26

CALLAWAY HOMES UNIT TRUST

PO BOX 320

BROWNS PLAINS, QLD

ABN: 88 331 131 854

PH: 07 3802 7211 FAX: 07 3802 7212

email: manager@callawayhomes.com.au

Date	Tax Invoice #
16/02/2018	8735

Tax Invoice To

JC Bingham Super Pty Ltd
ATF JC Bingham Super Fund
202 Chetwynd Road,
GUILDFORD NSW 2161

Ship To

Lot 179 (4) Williams Street,
Collingwood Park Q 4301

Tax Invoice

Due Date
2/03/2018

Description	TAX AMT	Rate
Progress Claim 5 - Practical completion. Including: internal fixtures complete, driveway laid and landscaping finished. <i>Handwritten notes:</i> 202 Chetwynd Road Guilford NSW 2161 Highland Park 202 Chetwynd Road Guilford NSW 2161	4,356.55	47,922.00

Bank Details for direct deposit: NAB - Callaway Homes Unit Trust BSB: 084100 Account No: 194 554 078	Subtotal	\$43,565.45
	Tax	\$4,356.55
	Total	\$47,922.00

PLEASE PAY ON THIS INVOICE

Balance Due	\$47,922.00
--------------------	-------------

CALLAWAY HOMES UNIT TRUST

PO BOX 320

BROWNS PLAINS, QLD

ABN: 88 331 131 854

PH: 07 3802 7211 FAX: 07 3802 7212

email: manager@callawayhomes.com.au

Tax Invoice To

JC Bingham Super Pty Ltd
ATF JC Bingham Super Fund
202 Chetwynd Road,
GUILDFORD NSW 2161

Ship To

Lot 179 (4) Williams Street,
Collingwood Park Q 4301

Date	Tax Invoice #
15/12/2017	8603

Tax Invoice

Due Date

22/12/2017

Description	TAX AMT	Rate
Progress Claim 4 - Fixing (internal lining, doors, architraves, cabinetry & wet area tiling).	5,808.73	63,896.00

Bank Details for direct deposit:
NAB - Callaway Homes Unit Trust
BSB: 084100
Account No: 194 554 078

Subtotal	\$58,087.27
Tax	\$5,808.73
Total	\$63,896.00

PLEASE PAY ON THIS INVOICE

Balance Due \$0.00

29/11/17 Paid from CBA CD/PA SMSF A/c
to Sepm

Rec.No: N112971459485

Date	Tax Invoice #
24/11/2017	8500

CALLAWAY HOMES UNIT TRUST

PO BOX 320

BROWNS PLAINS, QLD

ABN: 88 331 131 854

PH: 07 3802 7211 FAX: 07 3802 7212

email: manager@callawayhomes.com.au

Tax Invoice To

JC Bingham Super Pty Ltd
ATF JC Bingham Super Fund
202 Chetwynd Road,
GUILDFORD NSW 2161

Ship To

Lot 179 (4) Williams Street,
Collingwood Park Q 4301

Tax Invoice

Due Date
1/12/2017

Description	TAX AMT	Rate
Progress Claim 3 - Lock up (roof, brickwork, garage doors & kitchens). doors & windows	7,260.91	79,870.00

Bank Details for direct deposit:
NAB - Callaway Homes Unit Trust
BSB: 084100
Account No: 194 554 078

Subtotal	\$72,609.09
Tax	\$7,260.91
Total	\$79,870.00

PLEASE PAY ON THIS INVOICE

Balance Due \$79,870.00

5/10/17 Paid by email
 13/10/17 to send photo
 4302
 13/10/17 to manager

Date	Tax Invoice #
5/10/2017	8330

CALLAWAY HOMES UNIT TRUST

PO BOX 320
BROWNS PLAINS, QLD
 ABN: 88 331 131 854
 PH: 07 3802 7211 FAX: 07 3802 7212
 email: manager@callawayhomes.com.au

13/10/17 6:32am Paid from CDIF (SBA-SALF) A/C
 online

Tax Invoice To
 JC Bingham Super Pty Ltd
 ATF JC Bingham Super Fund
 202 Chetwynd Road,
 GUILDFORD NSW 2161

Ship To
 Lot 179 (4) Williams Street,
 Collingwood Park Q 4301

Tax Invoice

Due Date
12/10/2017

Description	TAX AMT	Rate
Progress Claim 2 - Frame	5,808.73	63,896.00

Bank Details for direct deposit: NAB - Callaway Homes Unit Trust BSB: 084100 Account No: 194 554 078	Subtotal	\$58,087.27
	Tax	\$5,808.73
	Total	\$63,896.00

PLEASE PAY ON THIS INVOICE

Balance Due \$63,896.00

18/9/17 Paid 5.5pm from CBA SMSF CDIA A/c
 Rec'd of 18/9/17
 Rec. No. NO9187655 & 117

Date	Tax Invoice #
14/09/2017	8270

CALLAWAY HOMES UNIT TRUST

PO BOX 320
BROWNS PLAINS, QLD
 ABN: 88 331 131 854
 PH: 07 3802 7211 FAX: 07 3802 7212
 email: manager@callawayhomes.com.au

Tax Invoice To

JC Bingham Super Pty Ltd
 ATF JC Bingham Super Fund
 202 Chetwynd Road,
 GUILDFORD NSW 2161

Ship To

Lot 179 (4) Williams Street,
 Collingwood Park Q 4301

Tax Invoice

Due Date
21/09/2017

Description	TAX AMT	Rate
Progress Claim 1- Slab	4,356.55	47,922.00

Bank Details for direct deposit:
NAB - Callaway Homes Unit Trust
BSB: 084100
Account No: 194 554 078

Subtotal	\$43,565.45
Tax	\$4,356.55
Total	\$47,922.00

PLEASE PAY ON THIS INVOICE

Balance Due \$47,922.00

19/09/17 5.10.17

will pay when other forms are done
Mark 2 approved

2/3/18 final invoice for
unit of Callaway Homes Unit Trust

CALLAWAY HOMES UNIT TRUST

**PO BOX 320
BROWNS PLAINS, QLD**

ABN: 88 331 131 854
PH: 07 3802 7211 FAX: 07 3802 7212
email: manager@callawayhomes.com.au

Date	Tax Invoice #
27/09/2017	8311

Tax Invoice To

JC Bingham Super Pty Ltd
ATF JC Bingham Super Fund
202 Chetwynd Road,
GUILDFORD NSW 2161

Ship To

Lot 179 (4) Williams Street,
Collingwood Park Q 4301

Tax Invoice

Due Date

29/11/2017

Description	TAX AMT	Rate
Supply & install additional ceiling fan to unit meals area.	20.00	220.00

**Bank Details for direct deposit:
NAB - Callaway Homes Unit Trust
BSB: 084100
Account No: 194 554 078**

Subtotal	\$200.00
Tax	\$20.00
Total	\$220.00

PLEASE PAY ON THIS INVOICE

Balance Due \$220.00

26/2/18 Emailed

23/18 2018/19 Financial Year
Callaway Homes Unit Trust
2018/19 Financial Year

Date	Tax Invoice #
26/02/2018	8769

CALLAWAY HOMES UNIT TRUST

PO BOX 320

BROWNS PLAINS, QLD

ABN: 88 331 131 854

PH: 07 3802 7211 FAX: 07 3802 7212

email: manager@callawayhomes.com.au

Tax Invoice To

JC Bingham Super Pty Ltd
 ATF JC Bingham Super Fund
 202 Chetwynd Road,
 GUILDFORD NSW 2161

Ship To

Lot 179 (4) Williams Street,
 Collingwood Park Q 4301

Tax Invoice

Due Date
2/03/2018

Description	TAX AMT	Rate
Supply & install two patio bolts, one to each sliding door.	21.82	240.00

Bank Details for direct deposit:
NAB - Callaway Homes Unit Trust
BSB: 084100
Account No: 194 554 078

Subtotal	\$218.18
Tax	\$21.82
Total	\$240.00

PLEASE PAY ON THIS INVOICE

Balance Due \$240.00

SOUTHERN WATERS LEGAL

Our Ref: MM:ML:2017-591

Julie Bingham
202 Chetwynd Road
Guildford NSW 2161
By Email: onegrace@tpg.com.au

Dear Julie,

YOUR PURCHASE OF LOT 179, SIX MILE CREEK ESTATE

We refer to the above matter and confirm that settlement is booked for **3:00PM on Thursday, 6 July 2017.**

We confirm that the amount due on settlement is **\$189,340.29** and will draw as follows:

1. ANZ cr a/c Sunnygold International Pty Ltd (Please see settlement statement enclosed)	\$182,217.94	One Mile Creek
2. Southern Waters Legal (Please see our invoice enclosed)	\$1,977.35	
3. Office of State Revenue	\$5,145.00	Stamp Duty
TOTAL	\$189,340.29	

We kindly request that you deposit the **\$189,340.29** into our trust account:

Southern Waters Legal Trust Account
BSB: 062-000
Account number: 1626 0356
Bank: Commonwealth Bank

Please do not hesitate to contact our office on (02) 9523 5535 should you have any queries.

Yours faithfully,
SOUTHERN WATERS LEGAL

MITCHELL MICEVSKI
Solicitor
mitchell@southernwaters.com.au

Encl.

SOUTHERN WATERS LEGAL
ABN: 95 139 836 605
SUITE 2 1 KINGSWAY CRONULLA NSW 2230
T: (02) 9523 5535
F: (02) 9475 4449
WWW.SOUTHERNWATERS.COM.AU



SETTLEMENT STATEMENT

Matter No: 21706604
Re: Sunnycgold International Pty Ltd A.C.N. 082 315 204 Pty Ltd Sale to JC Bingham Super Pty Ltd A.C.N. 154721338 ATF Bingham Super Fund
Property: Lot 179 "Six Mile Creek Estate", Collingwood Park, Queensland 4301

Settlement Date: 6 July, 2017
Adjustment Date: 6 July, 2017
Contract Date: 5 June, 2017
Settlement Place: Ashurst Level 39, 123 Eagle Street Brisbane
Settlement Time: 3:00pm

Contract Price	\$192,000.00
Less Deposit	<u>9,600.00</u>
	\$182,400.00
Less Release Fee	<u>181.00</u>
	\$182,219.00
Less Rates (for 1/07/2017 to 30/09/2017)	
<u>\$16.33 x 6 days</u>	
92 days	<u>1.06</u>
BALANCE AT SETTLEMENT	<u>\$182,217.94</u>
CHEQUE DETAILS	
1. ANZ cr a/c Sunnycgold International Pty Ltd	<u>\$182,217.94</u>
CHEQUES TOTAL	<u>\$182,217.94</u>

From: onegrace@tpe.com.au
Date: 7/26/2017 12:11:06 PM
To: mitchell@southernwaters.com.au
Subject: Lodgement Fee.. Qld Dept of Natural Resources

Hi Mitch...please see details of lodgement fee just paid.

Thanks

Julie Bingham

• **Receipt number**

N072672687108

Amount

\$430.00

From

Julie Bingham

Sthn Waters

From Account Description

To

Southern WatersLegal 062-000

Commonwealth Bank of Australia 16259558

Inv 5378 Bingham

To Account Description

When

Wednesday 26 Jul 2017 at 12:00pm

Sydney/Melbourne time

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ABN 48 123 123 124